

TRANSCRIPT OF RECORD

Supreme Court of the United States

OCTOBER TERM, 1925

No. 196

HECTOR N. ZAHN AND A. W. ROSS, PLAINTIFFS IN
ERROR,

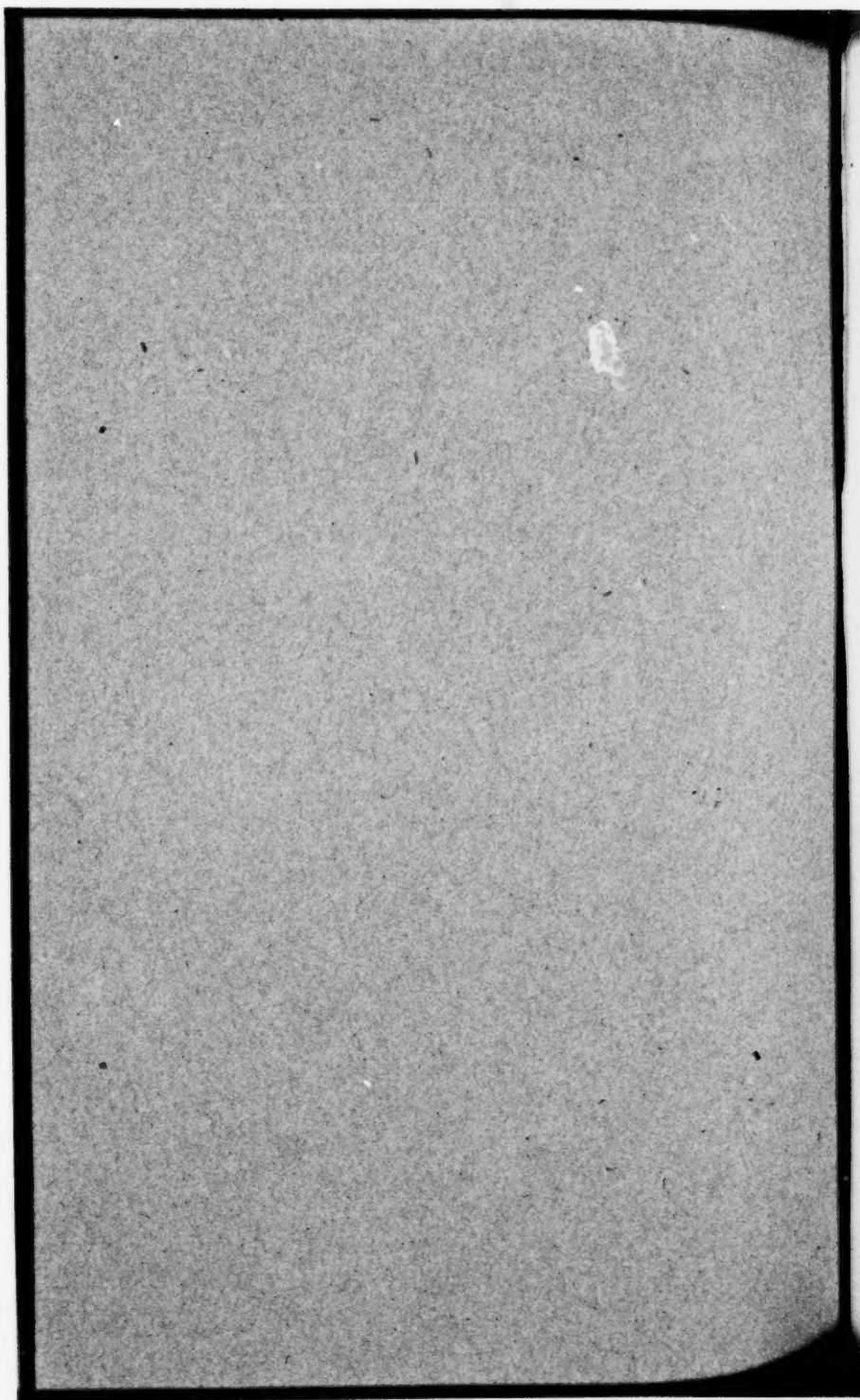
vs.

BOARD OF PUBLIC WORKS OF THE CITY OF LOS
ANGELES, CHARLES H. TREAT, HUGH McGUIRE,
AND E. J. DELOREY, ETC.

IN ERROR TO THE SUPREME COURT OF THE STATE OF
CALIFORNIA

FILED AUGUST 1st 1925

(31,398)



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SUPREME COURT OF THE UNITED STATES

OCTOBER TERM, 1925

No. 675

HECTOR N. ZAHN AND A. W. ROSS, PLAINTIFFS IN
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vs.

BOARD OF PUBLIC WORKS OF THE CITY OF LOS
ANGELES, CHARLES H. TREAT, HUGH McGUIRE,
AND E. J. DELOREY, ETC.

IN ERROR TO THE SUPREME COURT OF THE STATE OF
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INDEX

	Original	Print
Proceedings in supreme court of California.....	1	1
Præcipe for transcript of record.... (omitted in printing) ..	1	
Stipulation re transcript of record... (omitted in printing) ..	2	
Petition for mandamus.....	3	1
Exhibit A—Ordinance No. 42066, providing for the creation of five zones in the city of Los Angeles....	27 <i>a</i>	30
Exhibit B—District map No. 7 of zone map of city of Los Angeles.....	28	20
Exhibit C—Letter from W. D. Cook to city council, Au- gust 10, 1922.....	29	21
Exhibit D—Letter from Community Development Asso- ciation to city council.....	31	22
Citation of authorities in support of petition for mandamus.	33	23

	Original	Print
Order for alternative writ of mandamus.....	36a	26
Points and authorities of petitioners in support of petition filed in district court of appeal, second appellate district (omitted in printing).....	37	
Alternative writ of mandamus.....	46	26
Record from district court of appeal, second appellate dis- trict	49	28
Answer to petition for writ of mandamus.....	49	28
Findings of referee.....	69	42
Order granting hearing.....	87	53
Opinion, Lennon, J.....	87a	54
Order denying petition for rehearing.....	88	70
Docket entries.....	89	70
Docket entry of judgment.....	90	72
Petition for writ of error.....	91	72
Order allowing writ of error.....	92	73
Assignments of error.....	93	73
Writ of error.....	97	76
Bond on writ of error..... (omitted in printing) ..	99	
Citation and service..... (" " ") ..	102	
Clerk's certificate..... (" " ") ..	105	
Statement of points to be relied upon and designation by plaintiffs in error of parts of record to be printed, with proof of service.....	106	78

[fols. 1-3] **IN SUPREME COURT OF CALIFORNIA**

L. A. 7822. 4493

HECTOR N. ZAHN and A. W. ROSS, Petitioners,

vs.

THE BOARD OF PUBLIC WORKS OF THE CITY OF LOS ANGELES,
a Municipal Corporation; Charles H. Treat, Hugh J.
McGuire, and E. J. Delorey, Members Thereof, Respond-
ents.

PETITION FOR MANDAMUS—Filed August 7, 1923

Petitioners, complaining of respondents, for cause of
action respectfully allege:

I

That the City of Los Angeles is a municipal corporation; that the Board of Public Works is an official body of said municipal corporation, created by the charter thereof, and that the duties of said Board of Public Works, and the members thereof, are as hereinafter set forth insofar as said duties appertain to this proceeding; that the respondents Charles H. Treat, Hugh J. McGuire and E. J. Delorey are now and were at the time of filing petitioners' application before said Board of Public Works, as hereinafter set forth, members of the Board of Public Works of said city, and constitute all the members thereof.

II

That the said petitioners A. W. Ross and Hector N. Zahn are now and at all the times herein mentioned were residents of the City of Los Angeles, County of Los Angeles, State of California; that the said A. W. Ross is now, and at all times herein mentioned was the owner of that certain [fol. 4] real property situate in the City of Los Angeles, County of Los Angeles, State of California, and more particularly described as follows, to-wit: Lots 1 and 2 of Tract No. 4694; that the said petitioner Hector N. Zahn is now,

and for several years has been, the owner of that certain real property situate in said city, county and state, and more particularly described as follows, to-wit: Lots 3 and 4, Tract No. 4694; that all of the lots aforesaid owned by said petitioners are situate on a public street or boulevard of the City of Los Angeles known as Wilshire Boulevard, and comprise all of the property fronting on said Wilshire Boulevard, on the south side thereof, between two other streets in said city known respectively as Corcoran Street, formerly Cahuenga Valley and Ballona Road, and Dunsmuir Avenue.

III

That at the time the tract of land in which the said property of the said petitioners was subdivided, filed for record and placed upon the market for sale, said property, and all of said property in the immediate vicinity thereof fronting on said Wilshire Boulevard, was not a part of the City of Los Angeles; and at the time said tract was subdivided, as aforesaid, that portion thereof fronting on the aforesaid Wilshire Boulevard was offered for sale in the open market as property upon which buildings might be constructed and erected for the purpose of conducting therein stores, mercantile establishments and business shops of various kinds, and that all of said property was sold as business property and prices therefor were paid upon the basis that said property was business property and that buildings and structures of a business character could be erected thereon.

[fol. 5]

IV

That at the time said tract was subdivided and sold, as aforesaid, and prior to said territory becoming a part of the City of Los Angeles, other lands in that vicinity also fronting on Wilshire Boulevard were also subdivided and sold, and in such sales were classified as business property and paid for by the various purchasers thereof upon the basis that said property might be used and occupied for business purposes, and each and all of said purchasers of said property so fronting on Wilshire Boulevard as aforesaid paid sums of money therefor in excess of what they would have paid had said property been restricted against use for business purposes, and in excess of what other prop-

erty in that vicinity was being sold for which was restricted against use for business purposes.

V

That thereafter, by annexation proceedings duly had, all of said territory, including the tract of land in which is located the property of petitioners herein, became a part of the City of Los Angeles, and for some time thereafter and up to and including the time of the adoption of Ordinance No. 42666, New Series, hereinafter referred to, said property, including the property of said petitioners fronting on said Wilshire Boulevard, continued to be, under the ordinances of the City of Los Angeles, property available for business purposes and property upon which it was proper to construct and erect buildings and other structures for use and occupancy as stores, mercantile establishments and other forms of business valid under the laws of the State of California and the City of Los Angeles, and that during said period, after said territory had been made a part of the City of Los Angeles and before the adoption of the ordinance above mentioned, many lots fronting on said Wilshire Boulevard in that vicinity and in the aforesaid Tract No. 4694, in which the property of petitioners is located, were sold as business property, and that all of said property had established in the open market a value as business property over and above what it would have had had said property been restricted against use and occupancy for business purposes.

VI

That thereafter, to-wit, on the 19th day of October, 1921, the legislative body of the said City of Los Angeles, to-wit, the City Council thereof, adopted a certain ordinance, said ordinance being Ordinance No. 42666, New Series, and entitled: "An ordinance providing for the creation in the City of Los Angeles of five zones consisting of various districts and prescribing the classes of buildings, structures and improvements in said several zones and the use thereof; defining the terms used herein, prescribing the penalty for the violation of the provisions hereof, and repealing certain ordinances;" that thereafter, to-wit, on the 21st day of September, 1922, the said City Council of the said City of

Los Angeles amended said ordinance by adding a new section thereto known as Section 2-A-56 by adopting an ordinance known as Ordinance No. 44668, New Series; that a true copy of said ordinance No. 42666, New Series, as adopted by said City Council of the said City of Los Angeles as aforesaid, together with all amendments and additions thereto, including Section 2-A-56 as aforesaid, is attached hereto marked "Exhibit A" and made a part hereof as though set out at length herein; that said ordinances as aforesaid were duly approved as required by law on the days said ordinances were adopted respectively, as hereinbefore set forth, and are now in full force and effect and have not been repealed.

[fol. 7]

VIII

That said Ordinance No. 42666, New Series, as adopted and approved on the 19th day of October, 1921, as aforesaid provides that in order to designate, regulate and restrict the locations of business, commerce, trades and enterprises, and the location of all buildings designed, arranged or intended for special uses, five classes of districts, which shall be known as "A Zone," "B Zone," "C Zone," "D Zone" and "E Zone," are thereby established, and that the boundaries of said districts and zones are shown upon certain parts of what is designated in said ordinance as a "Zone Map," which said map was then and there attached to and made a part of said ordinance, and said ordinance provides that said map shall be referred to for a particular description of said districts or zones, and each of them; that by the provisions of said Ordinance No. 44668, New Series, adopted and approved on the 21st day of September, 1922, as aforesaid, and which ordinance adds a new section to the aforesaid Ordinance No. 42666, New Series, Part No. 7 of the "Zone Map" of the City of Los Angeles, which said Part No. 7 of said "Zone Map" is attached to said ordinance and made a part thereof, was by said ordinance established and added to Ordinance No. 42666, New Series, as aforesaid in order to designate, regulate and restrict the locations of business, commerce, trades and enterprises, and the locations of all buildings, and the said ordinance provides that said Part No. 7 of said "Zone Map" is to be referred to for a particular description of

said districts or zones, and each of them; that a true copy of said Part No. 7 of the said "Zone Map" of the City of Los Angeles as aforesaid is attached hereto, marked "Exhibit B" and made a part hereof as though set out at length herein.

[fol. 8]

VIII

That said Part No. 7 of said "Zone Map" of the City of Los Angeles covers a district of the City of Los Angeles within which a large part of the property on either side of the aforesaid Wilshire Boulevard is located, including the property of the petitioners herein, and by said "Zone Map" and said ordinances, the said property on either side of the aforesaid boulevard, including the property of the petitioners herein, is placed within the zone or district referred to and described in said ordinance as "B Zone" or district.

IX

That by the provisions of said ordinance, Section 6 thereof, no building, structure or improvement shall be erected, constructed, established, altered or enlarged in the district or zone therein described and defined as "B Zone" which is designed, arranged or intended to be occupied or used for any purpose other than dwellings, tenements, hotels, lodging or boarding houses, churches, private clubs, public or semi-public institutions of an educational, philanthropic or eleemosynary nature, railroad passenger stations, and the usual accessories located on the same lot or parcel of land with any of said buildings, including the office of a physician, dentist or other person authorized by law to practice medicine, and including private garages containing convenient and necessary spaces for automobiles; that Section 13 of said ordinance further provides that any person, firm or corporation violating any of the provisions thereof shall be deemed guilty of a misdemeanor, and shall be punishable by a fine of not less than \$500.00 or by imprisonment in the city jail for a period of not more than six months, or by both such fine and imprisonment.

[fol. 9]

X

That, as aforesaid, the property of your petitioners is located within the aforesaid "B Zone" or district, and by the provisions of said ordinance no building, structure or other improvement may be constructed upon the property owned by said petitioners for any purposes other than as herein set forth in the preceding paragraph.

XI

That on the 18th day of May, 1923, the said City Council of the City of Los Angeles adopted that certain ordinance known as Ordinance No. 46250, New Series, and entitled: "An ordinance ordering the establishment of a set back line on Wilshire Boulevard between Bronson Avenue and the west city boundary of the City of Los Angeles"; That thereafter, to-wit, on the 18th day of May, 1923, said ordinance was approved by the Mayor of the City of Los Angeles; that said ordinance is in force and effect and has not been repealed; that by the provisions of said ordinance it is provided that the public peace, health, safety, comfort, convenience, interest and welfare require that all buildings and structures on the property having a frontage on Wilshire Boulevard between Bronson Avenue, a street of the City of Los Angeles, and the west city boundary line of said city be set back a minimum distance of fifteen feet from the street line of said boulevard; that the property owned by the petitioners herein as aforesaid is located on the said Wilshire Boulevard between the said Bronson Avenue and the west city boundary line of the said city, and by the provisions of said ordinance no building, structure or other improvement may be constructed or erected on said lots within a distance of fifteen feet from the street line of said Wilshire Boulevard.

[fol. 10]

XII

That at the time of the adoption and approval of each and all of the ordinances hereinbefore referred to and at the present time, the aforesaid Wilshire Boulevard was and is a main thoroughfare extending through a portion of the City of Los Angeles to and through large portions of the

County of Los Angeles, and from there to other cities and municipalities, and to the Pacific Ocean in the City of Santa Monica; that said boulevard was and is a main artery for a tremendous amount of automobile and vehicular traffic between the said City of Los Angeles and said other communities; that at all hours of the day and during most of the hours of the night said boulevard is filled with traffic of every description, including automobile trucks and other vehicles engaged in commerce between said communities, and engaged in other commercial activities; that a check or count of the vehicles passing the property of the said petitioners at the present time shows that more than seven thousand automobiles and other vehicles pass said property on said boulevard during each day; that by reason of the tremendous amount of automobile and other traffic on said boulevard and the noise and confusion and congestion incident thereto in the vicinity of the property of the said petitioners, and for long distances in either direction on said boulevard, the said property of said petitioners and other property in that vicinity fronting on said boulevard is not adapted to residence or dwelling uses and purposes, and not so well adapted to the uses and purposes for which building and structures only may be constructed in a "B Zone" under said ordinances, as for use and occupancy for stores and other businesses.

XIII

That the property fronting on Wilshire Boulevard in the vicinity of the property of said petitioners, and including the property of said petitioners, is located at a great distance from the populous portions of the City of Los Angeles, and in this connection petitioners allege that for a distance of at least one mile on either side or in either direction of the property of said petitioners along said Wilshire Boulevard, there is not a single dwelling, tenement, hotel, lodging or boarding house, church, private club or otherwise, public or semi-public institution of any kind or character, railroad station or other structure or improvement of the kind or character designated as permissible only in "B Zone" in said ordinance, save only an ancient and dilapidated farm-house temporarily located upon one of the lots fronting on said boulevard and soon to be re-

moved by the owner; that not a single building, structure or improvement of the character above described is located upon any of the lots fronting on said boulevard on either side thereof within the entire area within the said City of Los Angeles shown upon Part No. 7 of the "Zone Map" of said city.

XIV

That the only buildings, structures or improvements located upon the aforesaid Wilshire Boulevard within a distance of a mile on either side of the lots of the petitioners herein, or upon any of the frontage on said Wilshire Boulevard within the area described in Part 7 of said "Zone Map" of said city, are buildings and structures constructed for and used and occupied by retail stores, shops, real estate offices and other mercantile establishments, all of which are of a nature and character prohibited by said ordinance within the limits of said "B Zone"; that as aforesaid all of said property along said Wilshire Boulevard within the territory shown in Part 7 of said "Zone Map" of said city is, by reason of its location upon a well traveled boulevard and by reason of the construction of other business houses, [fol. 12] stores, shops and mercantile establishments thereon, better adapted to the use and occupancy for business purposes than for any other purpose; that nearly all of said property within said territory hereinbefore referred to has been heretofore sold and purchased for business purposes, and said boulevard in the vicinity of petitioners' property has become established as a business street or thoroughfare; that the property fronting thereon, including the property of petitioners herein, would have in the open market, if not restricted against use for business purposes, double the market value that it now has by reason of the adoption of said ordinance restricting the use of said property.

XV

That by reason of the adoption of said ordinance and the restrictions and limitations therein contained as to the use and occupancy of the property of said petitioners and as to the character of the structures that may be erected thereon, the said property of said petitioners has been depreciated

in value until the same is now worth not one-half in value what it would be worth if said restrictions were removed.

XVI

Petitioners further allege that under the provisions of said ordinance the property fronting on said Wilshire Boulevard at the intersection of what is known as La Brea Avenue and on either side thereof for a distance of one block, has been arbitrarily selected, designated and placed within what in said ordinance is referred to as a "C Zone" district, wherein may be constructed buildings and structures for business purposes; that the said property of the said petitioners is located in a tract which adjoins said property so placed as aforesaid in said "C Zone"; that [fol. 13] there is no distinction whatsoever between the property of the petitioners as set forth herein and said property so arbitrarily placed within said "C Zone" by said ordinance as aforesaid; that the property of said petitioners is as well adapted to business purposes and uses as is said other property, and that no reason exists for making any distinction whatsoever between the property of said petitioners fronting on said Wilshire Boulevard and said other property so placed within said "C Zone," and upon which, under said ordinance, business houses may be constructed; that at the present time there is, and has been for many years past, upon one of the lots owned by said petitioners, a building constructed for and actually now being used and occupied for business purposes; that outside of the said two blocks so set aside by said ordinance for business purposes, there are many other business houses and structures on property fronting on Wilshire Boulevard in the vicinity of the property of the petitioners hereto, and at other places along the boulevard; that, furthermore, the territory shown on said Part No. 7 of said "Zone Map" of said city does not extend to the westerly city limits of the City of Los Angeles, but only a short distance beyond the property of the said petitioners herein; that the property from there on to the westerly city limits of the City of Los Angeles is not within any zone whatsoever, nor is said property restricted by any law or ordinance of the City of Los Angeles against the construction

or erection of business houses or stores or the use and occupancy thereof by any person or persons for business purposes; that practically all of said territory along said Wilshire Boulevard is unimproved and uninhabited, the only improvements being improvements of a business nature; that there are no residences or dwellings or structures of a [fol. 14] character described in said ordinance as proper only to be constructed in a "B Zone" along said boulevard or fronting thereon to be protected by the provisions of said ordinance.

XVII

That petitioners further allege that there are no buildings or structures or improvements upon said Wilshire Boulevard other than those hereinbefore referred to, and that all of said buildings, structures or improvements on said Wilshire Boulevard within said territory are located upon the property fronting thereon up to the street line of said boulevard, and that none of said buildings, houses, structures or improvements are set back from said street line at any place along said boulevard within said territory hereinbefore referred to.

XVIII

That your petitioners have taken every step and means provided in said ordinance and within their power under the laws of the ordinances of the City of Los Angeles to obtain relief from the legislative body of the said City of Los Angeles, and have heretofore filed an application with the City Council of said city calling the attention of said City Council to the conditions existing upon said boulevard, and to the unreasonableness and injustice of the provisions of said ordinance with respect to the property of said petitioners, and requesting that the said City Council, pursuant to Section 4 of said ordinance, declare an exception to the restrictions of said ordinance with respect to the property of said petitioners, and to, pursuant to the provisions of said Section 4 of said ordinance, adopt an ordinance permitting the construction and erection of a business building [fol. 15] which the said petitioners propose to construct and erect upon their property; that said City Council, at a regular meeting thereof held on the 19th day of July, 1923,

acted upon the said request of said petitioners by unanimously adopting the report of the Public Welfare Commission of the Council relative to said request, which said report is in part as follows: "Wilshire Boulevard is destined to become a show street when widened and beautified as contemplated, and the encroachment of business upon this boulevard is at this time unnecessary and would be a great detriment to the future residence development of this thoroughfare, and we, therefore, recommend that this request be received and filed."

XIX

That on the 13th day of November, 1913, the City Council of the City of Los Angeles adopted that certain ordinance, being Ordinance No. 28700, New Series, entitled: "An ordinance regulating the construction, alteration, repair, demolition and removal of buildings and other structures, and regulating the construction and installation of plumbing and house draining and the installation of gas piping and fittings in the City of Los Angeles, and providing for the issuing of permits therefor"; that on said date said ordinance was duly approved by the Mayor of the City of Los Angeles, and said ordinance is, and at all times herein mentioned was, in full force and effect, and has not been repealed; that by the provisions of said ordinance it is provided that it shall be unlawful for any person to proceed with the erection or construction of any building or structure exceeding the sum of \$75.00 in cost within said city outside of Fire Districts Nos. 1 and 2, as defined by ordinance of said city, without first obtaining from the Board [fol. 16] of Public Works of said city a permit to do so; that said ordinance provides a penalty by fine and imprisonment for the violation of said ordinance, and said ordinance further provides that it shall be the duty of the said Board of Public Works of said city to issue to any person desiring the same a permit to erect any building outside of the fire districts aforesaid, upon such person making an application therefor upon a blank to be furnished by the said Board of Public Works, which said application shall set forth a description of the property by lot and block, the general dimensions of the building to be erected or constructed, number and height of the stories thereof, names

of the owner, architect, contractor or builder, and the purpose for which said building is designed; and said ordinance further provides that with said application shall be filed with said Board of Public Works plans and specifications of such proposed building.

XX

That on the 25th day of July, 1923, the petitioners herein made application to said Board of Public Works on the blank furnished by said Board, wherein said petitioners asked that a permit be issued to them allowing them to construct on the property hereinbefore described a one-story building, to be constructed by petitioners at an estimated cost of \$60,000, and that said application described the property by lot and block and set forth the general dimensions of the building, number and height of the stories thereof, to-wit: one story, the names of the owners, to-wit, the petitioners herein, the architect and builder, and the estimated cost of all of said work, and the purpose for which said building was and is designed, to-wit, store purposes; that said petitioners also filed with said application a complete set of plans and specifications drawn to the scale [fol. 17] required in said ordinance, and in all respects conforming to all of the provisions of Ordinance No. 28700, New Series, and to all of the requirements of said Board of Public Works; and the said petitioners, upon filing said application, plans and specifications, did, also, pursuant to the provisions of said ordinance, offer to pay to the said Board of Public Works the amount required by said ordinance, to-wit, the sum of \$75.50 for the issuance of said permit; that said application, plans and specifications are now on file with said Board of Public Works; that the said Board of Public Works, after examining the application, plans and specifications, did thereupon refuse, and does still refuse, to issue a permit to the said petitioners authorizing the said petitioners to construct upon the above described real property the improvements, to-wit, the store building specified in petitioners' application therefor, upon the ground and for the reason that under and by virtue of the provisions of Section 12 of Ordinance No. 42666, New Series, a copy of which is attached hereto as "Exhibit A", it is provided that the said Board of Public Works shall not issue a per-

mit for the erection, construction or establishment of any building, structure or improvement in any of the zones contrary to the provisions of said ordinance, and upon the further ground that said proposed building specified in said plans and specifications and in the application of petitioners was proposed to be constructed upon the lots of said petitioners as aforesaid, and upon all of said lots, and that the front of said building was not proposed to be set back a distance of fifteen feet from the street line of Wilshire Boulevard, as provided in Ordinance No. 46250, New Series, hereinbefore referred to; that the said Board of Public Works refused, and does still refuse, to issue said permit to said petitioners solely and only upon the grounds aforesaid.

[fol. 18]

XXI

Petitioners allege that the aforesaid City Council of said city, in adopting the aforesaid Ordinance No. 42666, New Series, as aforesaid, and in particular Section 2-A-56 thereof, providing for the placing of the property of the petitioners and other property in that vicinity fronting on said Wilshire Boulevard in said "B Zone", as provided in said ordinance, was not actuated by any desire to protect the owners of property fronting on said boulevard, or the owners of property in the vicinity thereof, from the construction or erection of any building or other improvement which would in any wise interfere with or be adverse to the health, safety, morals or welfare of said people, or for the purpose of protecting residences, dwellings or other structures or improvements on said street in that vicinity from the construction or erection of other improvements detrimental to those already established, but, on the contrary, said City Council in passing said ordinance and the aforesaid section thereof, was guided and actuated by a desire to prevent said boulevard from building up to business houses and stores as it would in its ordinary, natural and normal growth, were it not for the restrictions of said ordinance, all in pursuance of a contemplated and as yet wholly speculative scheme or project for the widening of said boulevard; and in this connection your petitioners allege that the facts are as follows: That prior to the adoption of said Ordinance No. 44668, New Series, by which ordi-

nance Section 2-A-56 was added to said Ordinance No. 42666, New Series, as aforesaid, making the district in which the petitioners' property is located a part of "B Zone" of said city, the said district where said property is located had not been zoned and no restrictions by law had been established preventing the use of said property and other property of that vicinity fronting on said Wilshire [fol. 19] Boulevard from being used for business purposes; that before the adoption of said ordinance No. 44668, New Series, as aforesaid, the City Planning Commission of the City of Los Angeles had drafted a map and had recommended to the said City Council of said city the adoption of said map as Part No. 7 of the "Zone Map" of said city, by which said property of the said petitioners and property in that vicinity was shown to be restricted against use for business; that thereupon, to-wit on the 5th day of August, 1922, the petitioners herein and other property owners petitioned the said City Council protesting against the placing of said property fronting on said Wilshire Boulevard in "Zone B"; that on the 7th day of August, 1922, the said City Council of said city, at a regular meeting, considered the protest of said petitioners and others, and thereupon voted to sustain said protest and voted to classify the property of said petitioners and others fronting on said Wilshire Boulevard as property located within "Zone C", wherein houses and buildings for business purposes might be constructed, and the said City Council thereupon referred said proposed Part 7 of said "Zone Map" to the Public Welfare Commission of said Council for consideration and action; that thereafter, to-wit, on or about the 10th day of August, 1922, a communication was received by the aforesaid City Council of said city from Messrs. Cook & Hall, a firm of landscape architects of the said City of Los Angeles; that a true copy of said communication is attached hereto marked "Exhibit C" and made a part hereof as though set out at length herein; that on or about the 14th day of August, 1922, the said City Council of said city received a communication from the Community Development Association, a voluntary organization of said city, a true copy of which is attached hereto and marked "Exhibit D" and made a part hereof as though [fol. 20] set out at length herein; that neither the said Messrs. Cook & Hall nor the said Community Development

Association has any property or financial interest in any of the property fronting on said Wilshire Boulevard in the vicinity of the property of petitioners herein, but are solely interested from the standpoint of those who desire to have said Wilshire Boulevard widened and beautified at the expense of the property owners thereon and without regard to the rights and wishes of said property owners; that thereafter, to-wit, on the 17th day of August, 1922, said City Council, at a regular meeting, reconsidered its action of August 7th as aforesaid, sustaining the protest of the petitioners herein and other property owners, and thereupon said City Council adopted the recommendation of the said City Planning Commission and directed that said Part No. 7 of said "Zone Map" be made a part of the zoning ordinance of said city, and directed the City Attorney to prepare an amendment to the said zoning ordinance adding said Part No. 7 to the "Zone Map" of said city, and thereafter, as aforesaid, to-wit, on the 21st day of September, 1922, adopted said amendment to said Ordinance No. 42666, New Series. Petitioners further allege that if said scheme or proposal to widen said Wilshire Boulevard is initiated and consummated as contemplated, the said petitioners and other persons owning property fronting on said Wilshire Boulevard will be greatly damaged by the adoption of said ordinance in that in the proceedings to condemn said property for the widening of said boulevard said petitioners and other owners of property fronting on said Wilshire Boulevard will receive as compensation a far less sum, for the reason that by the adoption of said ordinance and the restricting of said property against business uses and purposes, the market value thereof has been, and will continue to be, greatly depreciated and lessened from that which it would otherwise have had.

[fol. 21]

XXII

Petitioners allege that said zoning ordinance is further discriminatory and unjust in that it does not provide for the uniform classification of districts or areas in zones, and in this connection petitioners allege that within a very short distance of petitioners' property, a boulevard known as La Brea Avenue traverses the said Wilshire Boulevard at right angles; that the property fronting on said La Brea

Avenue to the north of Wilshire Boulevard for a distance of two miles is almost entirely unimproved and undeveloped, and that south of the said Wilshire Boulevard the said La Brea Avenue is improved as a street or highway for a distance of three blocks only, after which the said La Brea Avenue is wholly unimproved and impassable for travel; that despite these conditions, the property fronting on the said La Brea Avenue, for its entire length, is placed within "Zone C", as defined in said ordinance, and upon which business houses may be constructed; that to the south of said Wilshire Boulevard a distance of six or seven blocks, there is another boulevard known as Pico Street, or Pico Boulevard, which, like the aforesaid Wilshire Boulevard, traverses a large portion of the unimproved and sparsely inhabited portion of the City of Los Angeles, thence on through the County of Los Angeles to the Pacific Ocean; that said Pico Boulevard is also a thoroughfare for heavy automobile and other vehicular traffic; that the property fronting on said Pico Boulevard throughout the sparsely builtup portions of the City of Los Angeles similar in condition to Wilshire Boulevard in the vicinity of petitioners' property is improved to a far greater extent with residences and dwellings than is Wilshire Boulevard within the territory shown in Part No. 7 of said "Zone Map"; that the property fronting on said Pico Boulevard is also shown on said Part 7 of said "Zone Map", and throughout [fol. 22] said territory, the said Pico Boulevard is arbitrarily classified as property upon which business buildings and structures may be erected and used for business purposes; that neither the said La Brea Avenue or the said Pico Street or Boulevard thus zoned for business as aforesaid, and as shown upon said Part No. 7 of said "Zone Map" is as well adapted for business purposes, either by reason of natural surroundings, traffic conditions or adjacent communities requiring the services of mercantile stores and business houses, as is the aforesaid Wilshire Boulevard; and in this connection petitioners allege that to the north and to the south of the aforesaid Wilshire Boulevard, within the vicinity of petitioners' property and within the territory shown on said Part No. 7 of said "Zone Map", there are large numbers of homes, residences and dwellings now built or in the course of construction, and that said territory is in the course of rapid improvement; that

the people occupying said homes and residences are required to travel long distances in order to obtain the ordinary necessities of life, and for this reason, in addition to the other reasons hereinbefore stated the aforesaid Wilshire Boulevard is particularly adapted to business purposes; that since the adoption of said ordinance and the amendments thereto practically no buildings have been constructed on the said Wilshire Boulevard throughout its entire length, except at such arbitrarily selected places as by said ordinance are placed in "C Zone", although other portions of the City of Los Angeles, during said period, have been undergoing rapid upbuilding; that this condition has developed and is continuing as a result of the restrictions and limitations placed upon the property fronting on said Wilshire Boulevard, which has become too valuable for the purposes and uses to which said property is restricted by said ordinances.

[fol. 23]

XXIII

Petitioners further allege that the proposed building to be constructed by the said petitioners upon their aforesaid property, described in said application to the said Board of Public Works of said city, will be, if constructed, an ornate, well-built improvement, constructed and designed for the use and occupancy of mercantile establishments, stores and other businesses lawful under the laws of the State of California and the City of Los Angeles, and of the kind and character permitted under the terms of the aforesaid ordinances in districts therein defined as "Zone C", and that the said property of the said petitioners is located outside of Fire Districts Nos. 1 and 2 as defined by ordinances of the City of Los Angeles, and that the building proposed to be constructed by petitioners conforms in every respect to all the ordinances of the City of Los Angeles with respect to the construction of structures in that portion of the said city.

XXIV

Your petitioners allege that the aforesaid ordinances of the City of Los Angeles defining said zones and restricting the use of the said petitioners' property against the construction of said improvement is invalid, null and void in that said ordinances are unreasonable, unjust, discrimina-

tory and wholly lacking in uniformity, and that said ordinances are in violation of Section 14 of Article 1 of the Constitution of the State of California and the Fifth Amendment of the Constitution of the United States, in that said ordinances amount to a taking and damaging of the property of said petitioners without just compensation, and in violation of the Fourteenth Amendment of the Constitution of the United States and of the Constitution of the State of California, in that it deprives said petitioners of their [fol. 24] property and the use of their property without due process of law, and denies to the said petitioners the equal protection of the law, and constitutes an unlawful exercise by the City of Los Angeles of its police powers, in that the provisions of the said ordinance are unnecessary for the preservation of the public peace, health, safety, morals, welfare or convenience, and is wholly unjustified or unwarranted by or under the provisions of Section 11, Article XI of the Constitution of the State of California; and in this connection petitioners allege that the construction of the building proposed by petitioners and the use and occupancy thereof will not constitute a menace to or an interference with the peace, health, safety, morals, welfare or convenience of the people of the City of Los Angeles, or of any part or portion thereof. Petitioners further allege that said ordinances constitute local and special laws in violation of the provisions of Section 25 of Article IV of the Constitution of the State of California, in that said ordinances purport to restrict and limit the legitimate use of said property by the said petitioners while purporting to place no limitation or restriction upon other property similarly situated and less favorably adapted to the uses and purposes proposed, and for the further reason that said ordinances purport to confer upon the City Council of the City of Los Angeles the right to grant or permit the erection or alteration in any of said zones of structures or improvements, whether by said ordinances in said zone or not, whenever in the opinion of the said City Council it is necessary for the preservation and enjoyment of any substantial property right of any person.

[fol. 25]

XXV

That petitioners have no plain, speedy, adequate or any remedy whatsoever at law.

XXVI

That the reasons for making an original application for writ of mandate to the Supreme Court of this state instead of first applying to the Superior Court or the District Court of Appeal are:

First. That if said application is first made to the Superior Court or District Court of Appeal, a long delay will result in the final adjudication and determination of the rights of petitioners herein, for the reason that the said City Council of the said City of Los Angeles, in open session, has declared its intention of taking said cause to the highest courts of the land in event adjudication in any of the inferior courts should be adverse to the validity of said ordinances.

Second. That inasmuch as said property is at the present time, and will continue to be in the future, unavailable for any use now permitted under said ordinance of the City of Los Angeles from which a reasonable or fair return upon such investment may be had, the said petitioners will, unless a speedy adjudication of this proceeding be had, be deprived of any use of this property whatsoever for a long time to come.

Third. That the speedy adjudication of this proceeding is a matter of great interest to all of the property owners owning property fronting on said Wilshire Boulevard throughout its entire length, inasmuch as all of the property fronting on said Wilshire Boulevard throughout its entire length, by reason of the restrictions in said ordinance, has been depreciated in value to the extent of millions of dollars.

[fol. 26] Fourth. That throughout the said City of Los Angeles are innumerable streets and boulevards similarly situated and similarly zoned and restricted by said ordinance wherein and whereby property has been tremendously depreciated in value and the owners thereof hampered and restricted in their use and occupancy thereof, and that the improving and upbuilding of said property is hampered, delayed and limited by the provisions of said ordinance, and the natural and normal growth and upbuilding of said property to business sections and communities diverted elsewhere to districts arbitrarily chosen and selected by the

City Council of said city in adopting said ordinance, to the irreparable damage of the owners of said property.

Fifth. That a long delay in the determination of this proceeding may prevent the said petitioners and other property owners on said boulevard and other streets and highways in said city from obtaining any relief, by reason of building conditions becoming so established, under said ordinance, as to give rise to vested rights or establish legal reasons which will hereafter prevent any successful attack upon said ordinance.

That as a result of the adoption of said ordinances, large sections of the City of Los Angeles, including some of its most valuable street frontage, has remained undeveloped and wholly unimproved, and will continue to remain undeveloped and unimproved until the validity of said ordinances shall have been established.

Wherefore, your petitioners pray that an alternative writ issue out of and under the seal of said court, directed to the said Board of Public Works of the said City of Los Angeles, and to Charles H. Treat, Hugh J. McGuire and E. J. Delorey, members thereof, commanding them, and each of [fol. 27] them, to issue a permit for the construction of a building upon the property of said petitioners described in the foregoing petition, pursuant to the application made to said respondents by said petitioners, as set forth in said petition, or in lieu thereof to appear before this court at a time and place to be fixed by said court, and then and there show cause why a peremptory writ should not be issued out of this court commanding and directing the said respondents, and each of them, to issue said permit, and for costs of suit, and for such other and further relief as to the court seems proper.

Hector N. Zahn, A. W. Ross, Petitioners. Hill & Morgan, Attorneys for Petitioners.

Duly sworn to by Hector N. Zahn. Jurat omitted in printing.

(Here follow Exhibits A and B, marked side folio pages 27a and 28.)

Ordinance No. 42,666

(NEW SERIES)

As Amended to June 16, 1923



Ordinance No. 42,666

(New Series)

As amended to June 16, 1923.

An Ordinance providing for the creation in the City of Los Angeles of five (5) zones, consisting of various districts, and prescribing the classes of buildings, structures and improvements in said several zones and the use thereof; defining the terms used herein, prescribing the penalty for the violation of the provisions hereof, and repealing certain ordinances.

The Mayor and Council of the City of Los Angeles do ordain as follows:

DEFINITIONS.

Section 1. For the purpose of this ordinance, certain terms used herein are defined as follows: All words used in the present tense shall include the future; all words in the plural number shall include the singular number, and all words in the singular number shall include the plural number; the word "lot" includes the word "plot".

ALLEY: The word "alley", when used in this ordinance, means a public way intersecting a block or portion of a block, and designated on the Zone Map herein-after referred to.

ACCESSORY: The word "accessory" means a subordinate building or portion of main building the use of which is incidental to that of the main building, and located on the same lot or parcel of land.

APARTMENT: The word "apartment" means a room or a suite of two or more rooms in a tenement or apartment house, occupied or suitable for occupation as a residence for one family doing its own cooking on the premises.

BUILDING: The word "building" means a structure for the support, shelter or enclosure of persons, animals or chattels; and when separated by division walls of masonry from the ground up and without openings, then each portion of such building shall be deemed a separate building.

BUSINESS OR COMMERCE: The word "business" and the word "commerce" mean the purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for profit or livelihood, or the ownership or management of office buildings, offices, recreational or amusement enterprises.

DISTRICT: The word "district" means an entire city block, any part thereof, or two or more contiguous blocks.

INDUSTRIAL BUILDING: The term "industrial building" means a building devoted to the storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, and includes buildings used as stables and garages.

INDUSTRY: The word "industry" when used in this ordinance means the storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, and including the operation of garages and stables.

LOT: The word "lot" means a parcel of land abutting on at least one street or alley. Where no alley exists, the rear line of a lot having a frontage on two parallel or approximately parallel streets shall be considered as equi-distant from those streets, except where the full length or depth of such lot is less than one hundred twenty-five (125) feet, in which case it shall be deemed one lot.

LOT LINES: The term "lot lines" means the established division lines be-

tween parcels of property, public or private.

PUBLIC STREETS: The term "public street" means the land dedicated to, or condemned for use as a public highway, or established as such by use for public street purposes.

STORY: The word "story" means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

STREET LINE: The term "street line" means the boundary line between street and abutting property.

USE: The word "use" means the purpose for which a building is designed, arranged or intended, or for which it is or may be occupied or maintained.

Sec. 2. In order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, five (5) classes of districts, which shall be known as "A" Zone, "B" Zone, "C" Zone, "D" Zone and "E" Zone, which said several zones and the districts of each thereof, so far as said districts have been defined, are hereby established; and the boundaries of said districts, and each of them are shown upon parts 1, 2, 3, 4 and 50 of the "Zone Map" of the City of Los Angeles attached hereto, made a part thereof, and hereby referred to for a particular description of said districts and each of them.

That said Zone Map, for convenience, is divided into separate parts, and those attached hereto are designated as parts numbered as aforesaid; that said parts of said Zone Map hereto attached, do not cover the entire City of Los Angeles, for the reason that the City Council, with the assistance of the City Planning Commission, have so far not been able to make a comprehensive survey and study of all portions of the city in detail; that the portions covered by the parts of said map hereto attached are the first portions of the city surveyed and studied for City Planning purposes, because the necessity therefor in these particular districts was most urgent; that they are a part of and are in conformity with a general zoning scheme covering the entire City of Los Angeles; and that as rapidly as possible new districts will be added by ordinance, until the entire City of Los Angeles has been covered and included within the final and completed Zone Map.

Sec. 2-a. [New section added by Ordinance No. 43,188 (N. S.), approved February 10, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southwesterly corner of Lot 110, Tract No. 4596, as per map recorded in Book 49, at pages 56 and 57 of Maps, Records of Los Angeles County; thence northerly, in a direct line, to the northwesterly corner of Lot 89, said tract; thence easterly, in a direct line, to the northeasterly corner of Lot 111, said tract; thence southerly, in a direct line, to the southeasterly corner of Lot 132, said tract; thence westerly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles,

and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2-b. [New section added by Ordinance No. 43,189 (N. S.), approved February 10, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southwesterly corner of Lot 13, Block 3, Tract No. 4139, as per map recorded in Book 48, at page 88 of Maps, Records of Los Angeles County; thence northeasterly, in a direct line, to the most northerly corner of Lot 1, Block 9, said tract; thence southeasterly, in a direct line, to the most easterly corner of Lot 1, Block 7, said tract; thence southwesterly, in a direct line, to the southeasterly corner of Lot 4, Block 1, said tract; thence westerly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Also all that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southeasterly corner of Lot 5, Block 1, Tract No. 4139, hereinbefore mentioned; thence westerly, in a direct line, to the southwesterly corner of Lot 17, Block 3, said tract; thence northeasterly in a direct line to the northwesterly corner of said Lot 17; thence easterly, in a direct line to the northeasterly corner of said Lot 5, Block 1; then e southwesterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone, as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2-c. [New section added by Ordinance No. 43,190 (N. S.), approved February 10, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Lots 209 to 235, both inclusive, of Oxford Square, as per map recorded in Book 12 at page 141 of Maps, Records of Los Angeles County, is hereby established as a district of "A" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "A" Zone.

Sec. 2-d. [New section added by Ordinance No. 43,191 (N. S.), approved February 10, 1922]. All that portion of the

City of Los Angeles described as follows, to wit:

Beginning at the intersection of a line parallel with and distant two hundred (200) feet northerly, measured at right angles from the northerly line of Pico Street, with the northwesterly line of Oxford Square, as per map recorded in Book 12, at page 141 of Maps, Records of Los Angeles County; thence westerly along said parallel line to a point in the southeasterly line of Tract No. 2293, as per map recorded in Book 22, at page 109 of Maps, Records of said county; thence northeasterly along the southeasterly line of said Tract No. 2293, and the northeasterly prolongation thereof to a point in the southeasterly line of Lot 52, Tract No. 3460, as per map recorded in Book 37, at page 86 of Maps, Records of said county; thence easterly, in a direct line, to the southeasterly corner of Lot 41, Tract No. 3123 as per map recorded in Book 41, at page 29 of Maps, Records of said county; thence southwesterly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2-e. [New section added by Ordinance No. 43,180 (N. S.), approved February 8, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Lots 25 to 48, both inclusive, West Hollywood Boulevard Tract No. 2, as per map recorded in Book 10, page 49 of Maps, Records of Los Angeles County; also

Beginning at the intersection of the easterly line of Tract No. 3370, as per map recorded in Book 39, pages 44 and 45 of Maps, Records of Los Angeles County, with the southerly line of Lot 1, Alta Vista Tract, as per map recorded in Book 12, page 20 of Maps, Records of said County; thence easterly along the southerly line of said Lot 1 and the easterly prolongation thereof to a point in the westerly line of Formosa Avenue; thence southerly along said westerly line to a point in the southerly boundary line of the City of Los Angeles; thence westerly, along said southerly boundary line, to a point in the easterly line of Tract No. 3370, hereinbefore mentioned; thence northerly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2-f. [New section added by Ordinance No. 43,192 (N. S.), approved February 10, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the northwesterly corner of Lot 10, Block "D", Westminster Place,

as per map recorded in Book 9, at page 61 of Maps, Records of Los Angeles County; thence southerly, in a direct line, to the southeasterly corner of Lot 120, Henry J. Brown's Wishire Terrace, as per map recorded in Book 8, page 76 of Maps, Records of said county; thence westerly, in a direct line, to the southwesterly corner of Lot 120; thence northerly, in a direct line, to the southeasterly corner of Fifth Street and Wilton Place; thence easterly, in a direct line, to the point of beginning, is hereby established as a District of "A" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "A" Zone.

Sec. 2-g. [New section added by Ordinance No. 43,198 (N. S.), approved February 10, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Lots 125 to 148, both inclusive, of Westminster Square, as per map recorded in Book 9, at page 49 of Maps, Records of Los Angeles County, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2-h. [New section added by Ordinance No. 43,193 (N. S.), approved February 10, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southeasterly corner of Lot 1, Block 8, Hollywood Ocean View Tract, as per map recorded in Book 7, at page 62 of Maps, Records of Los Angeles County; thence westerly in a direct line, to the southwesterly corner of said Lot 1; thence northerly along the westerly line of said Lot 1, to a point in the southerly line of Lot 4, C. F. Hale Tract, as per map recorded in Book 12, at page 148 of Maps, Records of said county; thence easterly, in a direct line, to the southeasterly corner of said Lot 4; thence northeasterly, in a direct line, to the southwesterly corner of Lot 1, said C. F. Hale Tract; thence northwesterly, in a direct line to the northwesterly corner of said last mentioned Lot 1; thence southeasterly, in a direct line, to the southwesterly corner of Lot 18, Tract No. 3639, as per map recorded in Book 40, at page 65 of Maps, Records of said county; thence northerly along the westerly line of Lots 18, 17, 16 and 15, said Tract No. 3639, to the northwesterly corner of said Lot 15; thence northeasterly, along the northwesterly line of said Lot 15 to the most northerly corner of said Lot 15; then e northeasterly, in a direct line, to the most northerly corner of Lot 1, Resubdivision of Blocks 10 and 11 of Hollywood Ocean View Tract, as per map recorded in Book 2, at page 78 of Maps, Records of said county;

thence southeasterly, along the northwesterly line of said Lot 1, Block 1, to the northeasterly corner thereof; thence southerly, in a direct line, to the southeasterly corner of Lot 1, said Block 1; thence westerly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2-i. [New section added by Ordinance No. 43,194 (N. S.), approved February 10, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the most southerly corner of Lot 13, Tract No. 3788, as per map recorded in Book 41, page 34 of Maps, Records of Los Angeles County; thence northwesterly, in a direct line, to the most westerly corner of Lot 1, said tract, said corner being in the southeasterly line of Walbridge Avenue; thence northeasterly, in a direct line, to the most southerly corner of Walbridge Avenue and Twelfth Street; thence southeasterly, in a direct line, to the most westerly corner of Twelfth Street and Queen Ann Place; thence southeasterly, in a direct line, to the southwesterly corner of Lot 28, Subdivision of the Brookdale Tract, as per map recorded in Book 31, at page 10, Miscellaneous Records of said county; thence northeasterly along the southeasterly line of said Lot 28 to the southeasterly corner thereof; thence southwesterly, in a direct line, to the most southerly corner of Lot 37, said last mentioned subdivision; thence northwesterly, in a direct line, to the most westerly corner of said Lot 37; thence southwesterly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone, as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2-j. [New section added by Ordinance No. 43,195 (N. S.), approved February 10, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Lots 1 to 15, both inclusive, Block "A", and Lots 1 to 21, both inclusive, Block "B", Occidental Park, as per map recorded in Book 7, at page 43 of Maps, Records of Los Angeles County; also Lots 4 to 25, both inclusive, Wheeler Place, as per map recorded in Book 6, at page 195 of Maps, Records of said county; also that piece or parcel of land, described as follows:

Beginning at a point in the northwesterly line of Occidental Boulevard, distant thereon one hundred fifty (150) feet southwesterly from the most westerly corner of Occidental Boulevard and First Street; thence southwesterly, in a direct line, to the most northerly corner of Occidental Boulevard and Third Street; thence northwesterly, in a direct line, to

the most southerly corner of Lot 14, Fred F. Wheeler's Tract, as per map recorded in Book 2, at page 77 of Maps, Records of said county; thence northeasterly along the southeasterly line of said Fred F. Wheeler's Tract, to a point distant thereon one hundred fifty (150) feet southwesterly from the southwesterly line of First Street; thence southeasterly, in a direct line, to the point of beginning, is hereby established as a district of "A" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "A" Zone.

Sec. 2-k. [New section added by Ordinance No. 43,239 (N. S.), approved February 20, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

(Beginning at the northeasterly corner of Sierra Bonita Avenue and Fountain Avenue; thence northerly, in a direct line, to the southwesterly corner of Lot 310, Tract No. 461, as per map recorded in Book 18, at page 12 of Maps, Records of Los Angeles County; thence easterly, in a direct line, to the southeasterly corner of Lot 349, said Tract No. 461; thence northeasterly, in a direct line, to the northwesterly corner of Lot 42, Dr. Gardner's Home Place Tract, as per map recorded in Book 7, at page 100 of Maps, Records of said county; thence easterly, in a direct line, to the northeasterly corner of Lot 35, said last mentioned tract; thence southeasterly, in a direct line, to the northwesterly corner of Lot 4, said last mentioned tract; thence easterly, in a direct line, to the northeasterly corner of said Lot 4; thence southerly, in a direct line to the intersection of the westerly line of Lot 19, Sexton & Reilly's Tract, as per map recorded in Book 10, at page 19 of Maps, Records of said county, with the southerly boundary line of the former City of Hollywood as consolidated with the City of Los Angeles February 7, 1910; thence westerly along said boundary line in all its various courses to the point of beginning. Also beginning at the northwesterly corner of Lot 3, Tract No. 3157, as per map recorded in Book 32, at page 82 of Maps, Records of said county; thence easterly, in a direct line, to the northeasterly corner of said lot 3; thence southerly, in a direct line, to the southwesterly corner of Lot 1, Alta Vista Tract, as per map recorded in Book 12, at page 26 of Maps, Records of said county; thence easterly, in a direct line, to the northeasterly corner of Lot 20, Tract No. 3370 as per map recorded in Book 39, at pages 44 to 45 of Maps, Records of said county; thence southerly in a direct line to the intersection of the easterly line of Lot 21, said Tract No. 3370, with the southerly boundary line of the former City of Hollywood, hereinbefore mentioned; thence westerly along said boundary line to its intersection with the westerly line of Lot 66, Martel Tract No. 2, as per map recorded in Book 10, at page 17 of Maps, Records of said county; thence northerly, in a direct line, to the southwesterly corner of Lot 18, Martel Tract, as per map recorded in Book 9, at page 171 of Maps, Records of said

county; thence northerly, in a direct line, to the northwesterly corner of Lot 4, said Martel Tract; thence easterly, in a direct line, to the northeasterly corner of said Lot 4, Martel Tract; thence northeasterly, in a direct line, to the northwesterly corner of Lot 7, Harry E. Leech's Hollygrove Place, as per map recorded in Book 32, at page 30 of Maps, Records of said county; thence easterly, in a direct line, to the northeasterly corner of Lot 20, said last mentioned tract; thence southeasterly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2-l. [New section added by Ordinance No. 43,225 (N. S.), approved February 20, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

(Beginning at a point in the northwesterly line of Tract No. 4139, as per map recorded in Book 48, at page 88 of Maps, Records of Los Angeles County, distant two hundred (200) feet northerly measured at right angles from the northerly line of Pico Street; thence westerly and parallel with the southerly line of said Tract No. 4139, to a point in the southeasterly line of Rimpau Boulevard; thence southwesterly along said southeasterly line of Rimpau Boulevard and the southwesterly prolongation thereof, to a point in a line parallel with and distant two hundred eighty (280) feet southerly measured at right angles from the northerly line of Pico Street; thence easterly and parallel with the northerly line of Pico Street to a point in the northwesterly line of Victoria Park, as per map recorded in Book 12, at page 2 of Maps, Records of said county; thence northeasterly, in a direct line, to the most westerly corner of Lot 171, said Victoria Park; thence southeasterly, in a direct line, to the most southerly corner of said Lot 171; thence northeasterly, in a direct line, to the intersection of the center line of Pico Street with the northeasterly prolongation of the center line of Sherman Drive; thence westerly along the center line of Pico Street to a point in the southwesterly prolongation of the northwesterly line of Tract No. 4139, hereinbefore mentioned; thence northeasterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2-m. [New section added by Ordinance No. 43,252 (N. S.), approved February 24, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 13, 14, 15 and 16, Tract No. 33, as per map recorded in Book 14, at page 46 of Maps, Records of Los Angeles County; Lots 29 and 30, Hampart Heights Division "B" as per map recorded in Book 10, at page 74 of Maps, Records of said county; Lots 15 to 28, both inclusive, Block "H", Cable Road Tract, as per map recorded in Book 13, at page 53. Miscellaneous Records of said county, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2-n. [New section added by Ordinance No. 43,226 (N. S.), approved February 20, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southeasterly corner of Tract No. 3564, as per map recorded in Book 38, at page 37 of Maps, Records of Los Angeles County; thence westerly along the southerly line of said tract to a point distant two hundred (200) feet westerly from the southeasterly corner of said tract; thence northeasterly, in a direct line, to the most westerly corner of Lot D, said tract; thence northeasterly along the northwesterly line of said Lot D to the most northerly corner of said Lot D; thence northeasterly, in a direct line, to the southwesterly corner of Lot C, said tract; thence northerly along the westerly line of said Lot C and Lot B, said tract, to the most northerly corner of said Lot B; thence southeasterly along the northeasterly line of said Lot B to a point, distant one hundred fifty (150) feet northwesterly from the most easterly corner of said Lot 3; thence northeasterly and parallel with the northwesterly line of Highland Avenue to a point in the southwesterly line of Tract No. 3653, as per map recorded in Book 42, at page 70 of Maps, Records of said county; thence northeasterly, in a direct line, to the most southerly corner of Lot A, said Tract No. 3653; thence northeasterly, in a direct line, to the most easterly corner of Lot S said Tract No. 3653; thence northwesterly, in a direct line, to the most westerly corner of Lot 6, Majestic Heights Tract, as per map recorded in Book 37, at page 58 of Maps, Records of said county; thence northeasterly, in a direct line, to the most northerly corner of Lot 1, said last mentioned tract; thence northwesterly along the northeasterly line of said last mentioned tract to a point distant one hundred fifty (150) feet northwesterly from the most easterly corner of said last mentioned tract; thence northerly and parallel with the westerly line of Highland Avenue to a point in the northerly boundary line of the former City of Hollywood, as it existed when consolidated with the City of Los Angeles February 7, 1910; thence easterly along said boundary line to the southeasterly corner of Tract No. 2591, as per map recorded in Book 25, at page 64 of Maps, Records of said county; thence southerly along the southerly prolongation of the easterly line of said Tract No. 2591 to a point in the northeasterly line of Cabuenga Avenue; thence southwesterly, in a direct line, to the northeasterly cor-

ner of Lot 1, Lockland Place, as per map recorded in Book 11, at page 15 of Maps, Records of said county; thence southwesterly, in a direct line, to the southwesterly corner of Lot 15, said Lockland Place; thence southeasterly and southwesterly along the boundaries of Tract No. 3174, as per map recorded in Book 29, at page 81 of Maps, Records of said county, to the most southerly corner of said Tract No. 3174; thence southeasterly along the southeasterly prolongation of the southwesterly line of said Tract No. 3174 to a point in a line parallel with and distant one hundred fifty (150) feet easterly measured at right angles from the easterly line of Highland Avenue; thence southerly along said parallel line following the various curves and courses of Highland Avenue to a point in the northerly line of Lot 9, Block 8, Hollywood Ocean View Tract, as per map recorded in Book 1, at page 62 of Maps, Records of said county; thence westerly along the northerly line of said Lot 9, Block 8, to a point in the easterly line of Highland Avenue; thence westerly, in a direct line, to the point of beginning; also Lots 6, 7, 17, 18, 19, 26, 27, 28, 29 and 30 Lockland Place hereinbefore mentioned; also Lot 1, Tract No. 3456, as per map recorded in Book 37, at page 85 of Maps, Records of said county; also that portion of Lot 43, Hollywood Heights, as per map recorded in Book 1, at page 42 of Maps, Records of said county, lying easterly of Tract No. 1946, as per map recorded in Book 21, page 56 of Maps, Records of said county; also Lots 17, 19, 21, 23 and 24, Hollywood Grand View Tract, as per map recorded in Book 3, at page 19 of Maps, Records of said county; also Lots A, B, C, D and E, Tract No. 1946, as per map recorded in Book 21, at page 56 of Maps, Records of said county is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2-o. [New section added by Ordinance No. 43,203 (N. S.), approved February 18, 1922]. Part No. 3 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, and the said Part 3 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2-p. [New section added by Ordinance No. 43,204 (N. S.), approved February 18, 1922]. Part No. 14 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, and

the said Part 14 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2-q. [New section added by Ordinance No. 43,265 (N. S.), approved February 18, 1922]. Part No. 15 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, and the said Part 15 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2-r. [New section added by Ordinance No. 43,266 (N. S.), approved February 18, 1922]. Part No. 19 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, and the said Part 19 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2-s. [New section added by Ordinance No. 43,267 (N. S.), approved February 18, 1922]. Part No. 20 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, and the said Part 20 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2-t. [New section added by Ordinance No. 43,274 (N. S.), approved February 28, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Lots 50 and 51, Sierra Vista Tract, as per map recorded in Book 2, page 46 of Maps, Records of Los Angeles County, at the northeasterly corner of Wilton Place and Sierra Vista Avenue is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2-u. [New section added by Ordinance No. 43,272 (N. S.), approved February 27, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the northeasterly corner of Sherman Way and Gilmore Street; thence easterly along the northerly line of Gilmore Street, a distance of two hundred twenty (220) feet to a point; thence northerly and parallel with the easterly line of Sherman Way to a point in the southerly line of Hamlin Street; thence westerly along the southerly line of Ham-

lin Street to a point distant thereon two hundred twenty (220) feet westerly from the westerly line of Sherman Way; thence thence southerly and parallel with the westerly line of Sherman Way to the northerly line of Gilmore Street; thence easterly, in a direct line, to the point of beginning, is hereby established as a District of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Also all that portion of the City of Los Angeles described as follows, to wit:

Beginning at the northeasterly corner of Hamlin Street and Sherman Way; thence easterly along the northerly line of Hamlin Street, a distance of two hundred twenty (220) feet to a point; thence northerly and parallel with the easterly line of Sherman Way to the southerly line of Vanowen Street; thence westerly along the southerly line of Vanowen Street to a point distant thereon two hundred twenty (220) feet westerly from the westerly line of Sherman Way; thence southerly, and parallel with the westerly line of Sherman Way, to the northerly line of Hamlin Street; thence easterly, in a direct line, to the point of beginning, is hereby established as a district of "E" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective operation of this ordinance, be and become a district of "E" Zone.

Sec. 2-v. [New section added by Ordinance No. 43,317 (N. S.), approved March 7, 1922]. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southwest corner of Lot 1, Block A, Tract No. 1931, as per map recorded in Book 21, page 60 of Maps, Records of Los Angeles County; thence northerly, in a direct line, to the northwesterly corner of said Lot 1; thence easterly, in a direct line, to the most easterly corner of Lot 3, said Block A; thence southwest, in a direct line, to the most northerly corner of Lot 4, said Block A; thence southeasterly, in a direct line, to the most easterly corner of Lot 7, said Block A; thence northeasterly, in a direct line, to the most northerly corner of Lot 1, Tract No. 3288, as per map recorded in Book 37 page 63 of Maps, Records of said County; thence southeasterly, in a direct line, to the most easterly corner of Lot 3, said Tract No. 3288; thence southerly, in a direct line, to the intersection of the southeasterly line of Robinson Street with the southwesterly line of the first alley northeasterly from Temple Street; thence southeasterly and parallel with the northeasterly line of Temple Street to the northwesterly line of Occidental Boulevard; thence southwest along the northwesterly line of Occidental Boulevard, to the intersection of said last mentioned northwesterly line with the northeasterly line of the first alley southwesterly from Temple Street; thence northwesterly along the northeasterly line of said last

mentioned alley to a point in the southeasterly line of Reno Street; thence westerly, in a direct line to a point in the northwesterly line of Reno Street, distant thereon one hundred sixty-two and seventy hundredths (162.70) feet southwesterly from the southwesterly line of Temple Street; thence northwesterly and parallel with said southwesterly line of Temple Street to a point in the southeasterly line of Robinson Street; thence northwesterly, in a direct line, to the point of intersection of the northwesterly line of Robinson Street with the northeasterly line of the first alley southwesterly of Temple Street; thence northwesterly along the said northeasterly line of said last mentioned alley to a point in the southeasterly line of Hoover Street; thence northwesterly, in a direct line, to a point in the northwesterly line of Hoover Street, distant thereon one hundred fifty (150) feet southwesterly from the southwesterly line of Temple Street; thence northwesterly and parallel with said southwesterly line of Temple Street to a point in the southeasterly line of Auto Place; thence northwesterly, in a direct line, to a point in the northwesterly line of Auto Place, distant thereon one hundred thirty-eight and sixty-eight hundredths (138.68) feet southwesterly from the southwesterly line of Temple Street; thence northeasterly along said northwesterly line of Auto Place to a point in the southwesterly line of Temple Street; thence northwesterly, in a direct line to the point of beginning, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the locations and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2-w (New section added by Ordinance No. 43,285 (N. S.), approved February 28, 1922.) All that portion of the City of Los Angeles described as follows, to wit:

All that certain property shown on Zone Map of the City of Los Angeles Part 1 heretofore established under Ordinance No. 42,666 (New Series) of said City as Zone B is hereby changed to and established as Zone A, to wit:

All that certain property bounded on the north by De Longpre Avenue, on the east by Sierra Bonita Avenue, on the south by Fountain Avenue and on the west by Spaulding Avenue, is hereby established as a district of "A" Zone as defined by this ordinance in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "A" Zone.

Sec. 2-x (New section added by Ordinance No. 43,284 (N. S.), approved February 28, 1922.) All that portion of the City of Los Angeles described as follows, to wit:

Lot 56, Robert Marsh & Co's Westerner Tract, as per map recorded in Book 7, page 101 of Maps, Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this

ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2-y (New section added by Ordinance No. 43,357 (N. S.), approved March 17, 1922.) All that portion of the City of Los Angeles described as follows, to wit:

Lots 40 to 49, both inclusive, and Lots 61 to 70, both inclusive, Tract No. 4277, as per map recorded in Book 47, pages 67 and 68 of Maps, records of Los Angeles County, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance be and become a district of "B" Zone.

Sec. 2-z [New section added by Ordinance No. 43,383 (N. S.), approved March 25, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 11 and 16, Block K, S. A. Rendall's Resubdivision of a portion of the Bonnie Brae Tract, as per map recorded in Book 59, page 31, Miscellaneous Records of Los Angeles County, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2a-1 (New section added by Ordinance No. 43,375 (N. S.), approved March 22, 1922.) All that portion of the City of Los Angeles described as follows, to wit:

All that certain property shown on Zone Map of the City of Los Angeles Part 1 heretofore established under Ordinance No. 42,666 (New Series) of said City as Zone A is hereby changed to and established as Zone B, to wit:

Beginning at the southeasterly corner of Lot 12, Hollywood High School Tract, as per map recorded in Book 8, page 164 of Maps, Records of Los Angeles County; thence northerly, in a direct line to the southeasterly corner of Lot 25, Seager Tract, as per map recorded in Book 10, page 48 of Maps, Records of said county; thence northerly, in a direct line, to the northeasterly corner of Lot 11, said last mentioned tract; thence westerly, in a direct line, to the northwesterly corner of Lot 7, Teresa Tract, as per map recorded in Book 6, page 8 of Maps, Records of said county; thence southerly, in a direct line, to the northeasterly corner of Lot 2, C. M. Lashley Tract, as per map recorded in Book 14, page 40 of Maps, Records of said county; thence westerly along the northerly line of said lot 2 and the westerly prolongation thereof to a point in the easterly line of Tract No. 3890, as per map recorded in Book 39, page 57 of

Maps, Records of said county; thence southerly, in a direct line, to the southeasterly corner of Lot 22, said last mentioned tract; thence southwesterly, in a direct line, to the northwesterly corner of Lot 48, Hollywood Square, as per map recorded in Book 9, page 77 of Maps, Records of said county; thence southerly in a direct line, to the southwesterly corner of Lot 37, said Hollywood Square; thence easterly along the northerly line of Fountain Avenue to the point of beginning, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of the ordinance, be and become a district of "B" Zone.

Sec. 2a-2 [New section added by Ordinance No. 43,384 (N. S.), approved March 27, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 33 to 43, both inclusive, Tract 1506, as per map recorded in Book 21, page 36 of Maps, Records of Los Angeles County, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-3. [New section added by Ordinance No. 43,420 (N. S.), approved March 30, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

All that certain property bounded on the north by Temple Street, on the east by Virgil Avenue, on the south by First Street and on the west by Jaunita Avenue, is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-4. [New section added by Ordinance No. 43,386 (N. S.), approved March 27, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

All that certain property bounded on the north by Santa Monica Boulevard, on the east by Cahuenga Avenue, on the south by Romaine Street and on the west by Cole Avenue, is hereby established as a district of "D" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall,

from and after the effective date of this Ordinance, be and become a district of "D" Zone.

Sec. 2a-5. [New section added by Ordinance No. 43,481 (N. S.), approved April 8, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 137, 138, 139, 140, 40, 41, 42 and 43, Tract No. 91, as per map recorded in Book 13, page 112 of Maps, Records of Los Angeles County.

The northeasterly one hundred fifty (150) feet of Lot 1, Mount Regal Tract, as per map recorded in Book 13, page 124 of Maps, Records of said county.

The northeasterly one hundred fifty (150) feet of Lot A and all of Lots 27 and 28, Coronado Terrace Tract, as per map recorded in Book 16, page 137 of Maps, Records of said county.

Lots 8, 9, 87, 88 and 89, North Knob Hill Tract, as per map recorded in Book 7, page 121 of Maps, Records of said county.

Lots 1, 38, 39, 40, 41, 79, 80, 81, 82, 124, 126, 127, 128, 168, 169 and 170, Upper Rampart Heights, as per map recorded in Book 9, pages 114 and 115 of Maps, Records of said county.

Lot 125, Upper Rampart Heights Replat No. 1, as per map recorded in Book 12, page 103 of Maps, Records of said county.

Lots 1, 2 and 3, Block 2, J. S. Maltman's Resubdivision of Lots 9, 10, 11 and 12 in Block 2 and Lots 22, 23 and 24 in Block 3 of the Rosemont Tract, as per map recorded in Book 48, page 3, Miscellaneous Records of said county.

Also all that certain property established as Zone B in Ordinance No. 43,252 (New Series) is hereby changed to and established as Zone C, to wit: Lots 13, 14, 15 and 16, Tract No. 33, as per map recorded in Book 14, page 46 of Maps, Records of said county, and Lots 29 and 30, Rampart Heights Division "B", as per map recorded in Book 10, page 74 of Maps, Records of said county; and Lots 15 to 28, both inclusive, Block H, Cable Road Tract, as per map recorded in Book 13, page 53, Miscellaneous Records of said county, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-6. [New section added by Ordinance No. 43,560 (N. S.), approved April 22, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southeasterly corner of Lot 8, E. A. Stellar's Terrace Tract, as per map recorded in Book 15, page 133 of Maps, Records of Los Angeles County; thence northerly, in a direct line, to the northeasterly corner of Lot 6, said Tract; thence westerly, in a direct line, to the northwesterly corner of Lot 18, J. M. Robert's Tract, as per map recorded in Book 8, pages 66 and 67 of Maps, Records of said County; thence southerly, in a direct line, to the southwesterly corner of Lot 14, said last mentioned Tract; thence easterly, in a direct line, to the southeasterly corner of said Lot 14; thence northerly, in a direct line, to the southwesterly corner of Lot 5, said last mentioned Tract; thence east-

erly, in a direct line, to the southeasterly corner of said Lot 5; thence easterly, in a direct line, to the southwesterly corner of Lot 23, thence last mentioned Tract; thence easterly, in a direct line, to the southeasterly corner of said Lot 23; thence southerly, in a direct line, to the southwesterly corner of Lot 1, E. A. Stellar's Terrace Tract, hereinbefore mentioned; thence easterly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance be and become a district of "B" Zone.

Sec 2a-7. [New section added by Ordinance No. 43,526 (N. S.), approved April 13, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at a point in the easterly line of Hoover Street, distant thereon one hundred (100) feet southerly from the southerly line of Fountain Avenue; thence easterly and parallel with the southerly line of Fountain Avenue to a point in a line parallel with and distant one hundred (100) feet southwesterly measured at right angles from the southwesterly line of Sunset Boulevard; thence southeasterly and parallel with said southwesterly line of Sunset Boulevard to a point in a line parallel with and distant one hundred twenty-four (124) feet northwesterly measured at right angles from the northwesterly line of Manzanita Avenue; thence southwesterly, and parallel with said northwesterly line, to a point in the northeasterly line of Gate Way Avenue; thence southwesterly, in a direct line, to the most northerly corner of Lot 128, Tract No. 4763, as per map recorded in Book 52, pages 61 and 62 of Maps, Records of Los Angeles County; thence southwesterly, in a direct line, to the most westerly corner of Lot 132, said Tract; thence southwesterly, in a direct line, to the most westerly corner of Lot 134, said tract; thence northwesterly, in a direct line, to the most northerly corner of Lot 135, said tract; thence southwesterly, in a direct line, to the most westerly corner of Lot 142, said tract; thence southeasterly, in a direct line, to the most southerly corner of said Lot 142; thence northeasterly along the northwesterly line of Santa Monica Boulevard to the northwesterly line of Manzanita Avenue; thence northeasterly along the northwesterly line of Manzanita Avenue to the southwesterly line of Sunset Boulevard; thence northwesterly along the southwesterly line of Sunset Boulevard to the southerly line of Fountain Avenue; thence westerly along the southerly line of Fountain Avenue to the easterly line of Hoover Street; thence southerly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of

"C" Zone, and also the following described property, to-wit:

Lots 38 to 126 both inclusive, Tract No. 4763, as per map recorded in Book 52, pages 61 and 62, of Maps, Records of Los Angeles County.

Also beginning at a point in the easterly line of Hoover Street, distant thereon one hundred (100) feet southerly from the southerly line of Fountain Avenue; thence easterly and parallel with said southerly line of Fountain Avenue to a point in a line parallel with and distant one hundred (100) feet southwesterly measured at right angles from the southwesterly line of Sunset Boulevard; thence southeasterly, in a direct line, to the most westerly corner of Lot 1, said Tract No. 4763; thence southwesterly, in a direct line, to the most westerly corner of Lot 59, said Tract No. 4763; thence westerly along the northerly line of Gate Way Avenue to the easterly line of Hoover Street; thence northerly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-8. [New section added by Ordinance No. 43,548 (N. S.), approved April 20, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

All that certain property shown on Zone Map of the City of Los Angeles Part 3 heretofore established under Ordinance No. 43,203 (New Series) of said City as Zone B is hereby changed to and established as Zone A, to-wit:

All that certain property bounded and described as follows:

Beginning at the southeasterly corner of Lot 3, Tract 597, as per map recorded in Book 15, at page 76 of Maps, Records of Los Angeles County; thence northerly, in a direct line, to the northeasterly corner of said Tract 597; thence westerly, in a direct line, to the northwesterly corner of said tract; thence southerly in a direct line to the southwesterly corner of Lot 83, said tract; thence easterly, in a direct line, to the point of beginning; also

All that certain property shown on Zone Map of the City of Los Angeles, Part 3 heretofore established under Ordinance No. 43,203 (New Series), of said City as Zone C is hereby changed to and established as Zone A, to-wit:

Lots 1, 2, 79, 80, 81 and 82, Tract 597 above mentioned is hereby established as a district of "A" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "A" Zone.

Sec. 2a-9. [New section added by Ordinance No. 43,578 (N. S.), approved April 25, 1922.] All that portion of the City

of Los Angeles described as follows, to wit:

Beginning at the most westerly corner of Lot 171, Upper Rampart Heights Sheet No. 2, as per map recorded in Book 21, page 104 of Maps, Records of Los Angeles County; thence northeasterly, in a direct line, to the most northerly corner of Lot 173, said Upper Rampart Heights; thence southeasterly, in a direct line, to the most easterly corner of Lot 201, said Upper Rampart Heights, Sheet No. 2; thence easterly, in a direct line, to the most northerly corner of Lot 204, said Upper Rampart Heights, Sheet No. 2; thence southeasterly, in a direct line, to the most easterly corner of said Lot 204; thence southeasterly and parallel with the northeasterly line of Temple Street to a point in the northwesterly line of Lot 2, Cary's Subdivision of a part of Lot 2, Block 27, Hancock's Survey, as per map recorded in Book 78, page 100, Miscellaneous Records of said County; thence northeasterly, in a direct line, to the most northerly corner of said Lot 2; thence southeasterly, in a direct line, to the most easterly corner of Lot 14, Eva May Tract, as per map recorded in Book 14, page 113 of Maps, Records of said County; thence southerly, in a direct line, to the most northerly corner of Lot 8, said Eva May Tract; thence southeasterly, in a direct line, to the most easterly corner of Lot 6, said Eva May Tract; thence southwesterly, in a direct line, to the most southerly corner of said Lot 6; thence southwesterly, in a direct line, to the most easterly corner of Lot 105, Upper Rampart Heights No. 1, as per map recorded in Book 12, page 103, of Maps, Records of said County; thence southwesterly, in a direct line, to the most southerly corner of said Lot 105; thence northwesterly, in a direct line, to the most westerly corner of Lot 60, Upper Rampart Heights, as per map recorded in Book 9, pages 114 and 115, of Maps, Records of said County; thence southwesterly, in a direct line, to the most southerly corner of Lot 57, said Upper Rampart Heights; thence northwesterly, in a direct line, to the most westerly corner of Lot 19, said Upper Rampart Heights; thence northeasterly, in a direct line, to the most northerly corner of said Lot 19; thence northeasterly, in a direct line, to the point of beginning; is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-10. [New section added by Ordinance No. 43,577 (N. S.), approved April 25, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

All that certain property shown on Zone Map of the City of Los Angeles Part 8, heretofore established under Ordinance No. 42,666 (New Series) of said City as Zone A is hereby changed to and established as Zone B, to wit:

Lots 173, 175, 177, 179, 181, 183 and 185, Victoria Park, as per map recorded in Book 12, page 2, of Maps, Records of Los Angeles County; also all that portion of the 63.8955 Acre Tract of the Rancho La Cienega allotted to Januario Abila in

Superior Court Case No. 860, described as follows, to wit:

Beginning at a point in the northwesterly line of Victoria Park, as per map recorded in Book 12, page 2 of Maps, Records of Los Angeles County, said (280) feet southerly, measured at right point being distant two hundred eighty angles from the northerly line of Pico Street; thence southwesterly along the said northwesterly line of Victoria Park to a point in a line parallel with and distant fifty (50) feet northeasterly, measured at right angles from the center line of the Sherman Branch of the Pacific Electric Railway; thence northwesterly along said parallel line to its intersection with the northeasterly prolongation of the center line of that portion of Vineyard Avenue extending southwesterly from Sixteenth Street; thence northeasterly along said northwesterly prolonged line to a point in a line parallel with and distant two hundred eighty (280) feet southerly, measured at right angles from the northerly line of Pico Street; thence easterly, in a direct line, to the point of beginning; is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-12. [New section added by Ordinance No. 43,643 (N. S.), approved May 4, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

All that certain property shown on Zone Map of the City of Los Angeles Part 9, heretofore established under Ordinance No. 42,666 (New Series) of said City as Zone A, is hereby changed to and established as Zone B, to wit:

Beginning at the intersection of the southerly line of Ninth Street with the westerly line of Catalina Street; thence southerly along the westerly line of Catalina Street to a point in the northerly line of San Marino Street; thence westerly along the northerly line of San Marino Street to a point distant thereon one hundred thirty-five (135) feet westerly from the westerly line of Normandie Avenue; thence northerly and parallel with said westerly line of Normandie Avenue to a point in the southerly line of Ninth Street; thence easterly along the southerly line of Ninth Street to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-13. [New section added by Ordinance No. 43,762 (N. S.), approved May 19, 1922.] Part No. 4 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict

the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designated, arranged or intended for special uses, and the said Part 4 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2a-14. [New section added by Ordinance No. 43,763 (N. S.), approved May 19, 1922.] Part No. 21 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades, and enterprises, and the locations of all buildings designated, arranged or intended for special uses, and the said Part 21 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2a-15. [New section added by Ordinance No. 43,764 (N. S.), approved May 19, 1922.] Part No. 16 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designated, arranged or intended for special uses, and the said Part 16 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2a-16. [New section added by Ordinance No. 43,765 (N. S.), approved May 19, 1922.] Part No. 10 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designated, arranged or intended for special uses, and the said Part 10 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2a-17 [New section added by Ordinance No. 43,736 (N. S.), approved May 18, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the most southerly corner of Lot 200, Upper Rampart Heights, Sheet No. 2, as per map recorded in Book 21, at page 104 of Maps, Records of Los Angeles County; thence northwesterly in a direct line to the most westerly corner of Lot 174, said Upper Rampart Heights Sheet No. 2; thence northwesterly in a direct line to the most southerly corner of Lot 64, Block C, Temple Street Villa Tract, as per map recorded in Book 6, page 15, of Maps, Records of said County; thence northwesterly in a direct line to the most westerly corner of Lot 73, Block B of said Tract; thence Northwesterly in a direct line to the most southerly corner of Lot 16, Block 2, Acme Tract, as per map recorded in Book 13, at page 46, Miscellaneous Records of said County; thence Northwesterly in a direct line to the most westerly corner of Lot 6, Block 3, Bellevue Temple Tract as per map recorded in Book 42, at page 13, Miscellaneous Records of said County; thence northerly in a direct line to the most easterly corner of Lot 3, Tract

No. 3288, as per map recorded in Book 37 at page 63 of Maps, Records of said County; thence Northwesterly in a direct line to the most northerly corner of Lot 1 of said Tract No. 3288; thence southwesterly in a direct line to the most southerly corner of Lot 8, Block A, Tract No. 1931, as per map recorded in Book 21, page 60 of Maps, Records of said County; thence northwesterly in a direct line to the most westerly corner of said Lot 8; thence northeasterly in a direct line to the northeasterly corner of Lot 3 of said Block A; thence westerly in a direct line to the northwesterly corner of Lot 1 of said Block A; thence northerly in a direct line to the northwesterly corner of Lot 8, Block 1, Maltman and Shatto's Subdivision of part of Lot 1, Block 32, H. S., as per map recorded in Book 4, page 11 of Maps, Records of said County; thence easterly in a direct line to the southwesterly corner of Lot 12, said Block 1; thence northerly in a direct line to the most northerly corner of Lot 13, said Block 1, thence northwesterly in a direct line to the most westerly corner of Lot 4, Block B, North Hoover Street Tract, as per map recorded in Book 8 at page 1 of Maps, Records of said County; thence northeasterly in a direct line to the most northerly corner of said Lot 4, Block B, thence northwesterly in a direct line to the most westerly corner of Lot 4, Block A, said North Hoover Street Tract; thence northeasterly in a direct line to the most northerly corner of said Lot 4, Block A; thence northwesterly in a direct line to the most westerly corner of Lot 19, Block 8, said Bellevue Temple Tract; thence northeasterly in a direct line to the most northerly corner of said Lot 19, Block 8; thence northwesterly in a direct line to the most westerly corner of Lot 43, Block 7, said Bellevue Temple Tract; thence northwesterly in a direct line to the most northerly corner of said Lot 43, Block 7; thence northwesterly in a direct line to the most westerly corner of Lot 47, said Block 7; thence northeasterly in a direct line to the most northerly corner of said Lot 47, Block 7; thence northerly in a direct line to the most westerly corner of Lot 21, West End Ocean View Tract, as per map recorded in Book 8, at page 66 of Maps, Records of said County; thence northeasterly in a direct line to the most southerly corner of Lot 4, said West End Ocean View Tract; thence Northwesterly in a direct line to the most westerly corner of said last mentioned Lot 4; thence northeasterly in a direct line to the most southerly corner of Lot 10, Block 1, Lincolnian Heights, as per map recorded in Book 18, page 70, Miscellaneous Records of said County; thence northwesterly along the southwesterly line of said Lot 10, Block 1 to a point in the easterly line of Hoover Street; thence northerly along the easterly line of Hoover Street to a point in the Southeasterly line of Lucile Avenue; thence northeasterly along the southeasterly line of Lucile Avenue to the most northerly corner of Lot 10, Block G, said Lincolnian Heights; thence southeasterly in a direct line to intersection of the center lines of Marathon Street and and Tulare Drive; thence southeasterly in a direct line to the intersection of the center lines of Marathon Street and Dillon Street; thence southwesterly in

a direct line to the intersection of the center lines of Dillon Street and Bellevue Avenue; thence southeasterly in a direct line to the intersection of the center lines of Bellevue Avenue and Benton Way; thence southwesterly in a direct line to the intersection of the center lines of Benton Way and London Street; thence southeasterly in a direct line to the intersection of the center lines of London Street and Rampart Boulevard; thence southwesterly in a direct line to the point of beginning; also beginning at the most northerly corner of Lot 18, Upper Rampart Heights, as per map recorded in Book 9, at pages 114 and 115 of Maps, Records of said County; thence southeasterly in a direct line to the most easterly corner of Lot 56 said Upper Rampart Heights; thence northeasterly in a direct line to the most northerly corner of Lot 61, said Upper Rampart Heights; thence southeasterly along the northeasterly line of said Lot 61 and the southeasterly prolongation thereof to a point in the center line of North Carondelet Street; thence southwesterly in a direct line to the intersection of the center lines of North Carondelet Street and Council Street; thence northwesterly in a direct line to the intersection of the center lines of Council Street and Benton Way; thence northeasterly in a direct line to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-18. [New section added by Ordinance No. 43,830 (N. S.), approved May 21, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 1, 4, 5, 8, 9, 13, 14 and 17, Tract No. 3091, as per map recorded in Book 32, page 1, of Maps, Records of Los Angeles County; also Lots 1 to 9, both inclusive, Tract No. 3255, as per map recorded in Book 35, page 68 of Maps, Records of said County, also Lots 13 to 20, both inclusive, and Lots 22 to 29, both inclusive, Hartford Villa Tract, as per map recorded in Book 8, pages 58 and 59 of Maps, Records of said County, is hereby established as a district of "A" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "A" Zone.

Sec. 2a-19. [New section added by Ordinance No. 43,805 (N. S.), approved May 25, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the northwesterly corner of Lot 23, White and Newby's Hollywood Boulevard Tract, as per map recorded in Book 8, page 176 of Maps, Records of Los Angeles County; thence easterly

in a direct line to the northeasterly corner of said Lot 23; thence southerly in a direct line to the southeasterly corner of Lot 12, Block J, Strong and Dickinsons South Hollywood No. 1, as per map recorded in Book 8, page 84 of Maps, Records of said County; thence westerly in a direct line to the southwesterly corner of said Lot 13; thence northerly in a direct line to the point of beginning; also Lots 1 to 23, both inclusive, Tract No. 4427, as per map recorded in Book 48 page 65 of Maps, Records of said County, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-20. [New section added by Ordinance No. 43,806 (N. S.), approved May 25, 1922.] All that portion of the City of Los Angeles described as follows to-wit:

Beginning at the southeasterly corner of Lot 22, Tract No. 1992, as per map recorded in Book 21, page 96 of Maps, Records of Los Angeles County; thence northerly in a direct line, to the northeasterly corner of Lot 20, said Tract; thence northeasterly, in a direct line, to the northeasterly corner of Lot 14, said Tract; thence easterly, in a direct line, to the southeasterly corner of Lot 12, Tract No. 2481, as per map recorded in Book 25, page 6 of Maps, Records of said County; thence northerly, in a direct line, to the northeasterly corner of Lot 11, said Tract No. 2481; thence southwesterly, in a direct line, to the southeasterly corner of Lot 159, Hollywood Park Place, as per map recorded in Book 7, page 62 of Maps, Records of said County; thence northerly, in a direct line, to the northeasterly corner of Lot 162 said Hollywood Park Place, said last mentioned corner being in the southwesterly line of Longview Avenue; thence northwesterly, along said southwesterly line of Longview Avenue, to the easterly line of Ivar Avenue; thence westerly, in a direct line, to the northeasterly corner of Lot 169, Hollywood Park Place, hereinbefore mentioned; thence westerly, in a direct line, to the northwesterly corner of said Lot 169; thence southeasterly, in a direct line, to the southwesterly corner of Lot 167, said Hollywood Park Place, said last mentioned corner being also the northeasterly corner of Resubdivision of Lots 20, 25 to 30 39 to 50 and 82 to 93 inclusive, Hollywood Park Place, as per map recorded in Book 11, page 90 of Maps Records of said County; thence southerly along the easterly boundary of said Resubdivision to the southeasterly corner of Lot 92, said Resubdivision; thence westerly in a direct line to the northwesterly corner of Lot 93, said Resubdivision; thence southwesterly, in a direct line, to the northeasterly corner of Lot 40, said Resubdivision; thence westerly, in a direct line, to the northwesterly corner of said Lot 40; thence southerly, in a direct line, to the southwesterly corner of Lot 39, said Resubdivision; thence southeasterly, in a di-

rect line, to the intersection of the southerly line of Dix street with the westerly line of Franklin Circle; thence southerly, in a direct line, to the southwesterly corner of Lot 22, Tract No. 1992, hereinbefore mentioned; thence easterly in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-21. [New section added by Ordinance No. 43,817 (N. S.), approved May 26, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the southwesterly corner of Lot 11, Block A, Davison Tract, as per map recorded in Book 5, page 153 of Maps, Records of Los Angeles County; thence northerly in a direct line to the northwesterly corner of said Lot 11; thence easterly and parallel with the northerly line of Sunset Boulevard to a point in the westerly line of Las Palmas Avenue; thence Northeasterly in a direct line to the northwesterly corner of Lot 8, A. E. Winstanley Tract, as per map recorded in Book 8, page 11 of Maps, Records of said County; thence easterly and parallel with the northerly line of Sunset Boulevard to a point in the westerly line of Rawlings-Lounsbury Tract, as per map recorded in Book 22, page 180 of Maps, Records of said County; thence southerly in a direct line to the northwesterly corner of Lot 13, said last mentioned Tract; thence easterly in a direct line to the Northeasterly corner of said Lot 13; thence southeasterly in a direct line to the northwesterly corner of Lot 10, said last mentioned Tract; thence easterly in a direct line to the northeasterly corner of said Lot 10; thence southerly in a direct line to the southeasterly corner of Lot 11, said last mentioned Tract; thence southwesterly in a direct line to the southeasterly corner of Lot 10, Glenco Tract, as per map recorded in Book 30, page 79 of Maps, Records of said County; thence westerly and parallel with the southerly line of Sunset Boulevard to a point in the easterly line of Boyle Place, as per map recorded in Book 6, page 45, of Maps, Records of said County; thence northerly in a direct line to the southeasterly corner of Lot 41, said Boyle Place; thence westerly in a direct line to the southwesterly corner of Lot 14, said Boyle Place; thence northerly in a direct line to the northwesterly corner of Lot 13, said Boyle Place; thence northwesterly in a direct line to the point of beginning; is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this

Ordinance, be and become a district of "C" Zone.

Sec. 2a-22. [New section added by Ordinance No. 43,834 (N. S.), approved June 1, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots Four (4) to Forty-two (42), both inclusive, Tract No. 4465, as per map recorded in Book 49, page 95 of Maps, Records of Los Angeles County, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-23. [New section added by Ordinance No. 43,833 (N. S.), approved June 1, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

The southerly sixty (60) feet of Lot 1, Block 1, West Adams Heights, as per map recorded in Book 2, pages 53 and 54 of Maps, Records of Los Angeles County, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-24. [New section added by Ordinance No. 43,818 (N. S.), approved May 26, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots Twenty-four (24) and Twenty-five (25), Miltmore Tract, as per map recorded in Book 11, page 16, Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-25. [New section added by Ordinance No. 43,815 (N. S.), approved May 26, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots one (1) and Two (2), Tract No. 1359, as per map recorded in Book 18, page 63 of Maps, Records of Los Angeles County, is hereby establishing as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said

Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-26. [New section added by Ordinance No. 43,835 (N. S.), approved June 1, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 1, 2, 3, 4, and 5, Geneva Tract, as per map recorded in Book 15, page 63, of Maps, Records of Los Angeles County; also Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Commonwealth Tract, as per map recorded in Book 8, page 57 of Maps, Records of said County, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-27. [New section added by Ordinance No. 43,837 (N. S.), approved June 1, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lot 21, Kensington Place, as per map recorded in Book 9, page 44 of Maps, Records of Los Angeles County, is hereby established as a district "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance be and become a district of "C" Zone.

Sec. 2a-28. [New section added by Ordinance No. 43,996 (N. S.), approved June 27, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the intersection of the center line of La Brea Avenue with the northerly boundary of the former City of Hollywood as said boundary existed prior to the consolidation of said City with the City of Los Angeles on February 7, 1910; thence northeasterly along said boundary and continuing along the same in all of its various courses to a point in a line parallel with and distant one hundred fifty (150) feet northwesterly, measured at right angles from the northwesterly line of Highland Avenue; thence southwesterly along said parallel line to a point in the northerly line of Majestic Heights Tract, as per map recorded in Book 37, page 58 of Maps, Records of said County; thence southeasterly in a direct line to the most northerly corner of Lot 1, said Tract; thence southwesterly in a direct line to the most westerly corner of Lot 6, said Tract; thence southeasterly in a direct line to the most easterly corner of Lot 8, Tract No. 3653, as per map recorded in Book 42 page 70 of Maps, Records of said County; thence southwesterly in a direct line to the most southerly corner of Lot A, said Tract No. 3653; thence southerly in a direct line to the intersection of the southwesterly line of said Tract No. 3653 with a line parallel

with and distant One hundred fifty (150) feet northwesterly measured at right angles from the northwesterly line of Highland Avenue; thence southwesterly along said last mentioned parallel line to a point in the northeasterly line of Tract No. 3564, as per map recorded in Book 38, page 31 of Maps, Records of said County; thence northwesterly in a direct line to the most northerly corner of Lot B, said last mentioned Tract; thence southwesterly along the northwesterly line of said Lot B and along the westerly line of Lot C, said last mentioned Tract to the southwesterly corner of said Lot C; thence southwesterly in a direct line to the most northerly corner of Lot D, said last mentioned Tract; thence southwesterly along the northwesterly line of said Lot D to the most westerly corner of said Lot D; thence southerly in a direct line to a point in the southerly line of said Tract No. 3564, distant thereon two hundred (200) feet westerly from the southeasterly corner of said last mentioned Tract; thence westerly in a direct line to the southwesterly corner of said Tract No. 3564, thence southerly in a direct line to the northeasterly corner of Lot 1, Drumholly Tract, as per map recorded in Book 10, page 15 of Maps, Records of said County; thence southerly in a direct line to the northwesterly corner of the northerly portion of Lot 1, A. B. Fitch Tract, as per map recorded in Book 9, page 64 of Maps, Records of said County; thence easterly in a direct line to the northeasterly corner of said last mentioned Lot 1; thence southerly in a direct line to the southeasterly corner of said last mentioned Lot 1; thence westerly in a direct line to the northeasterly corner of Lot 2, said last mentioned Tract; thence southerly in a direct line to the northeasterly corner of Lot 7, said last mentioned Tract; thence westerly in a direct line to the northwesterly corner of Lot 6, said last mentioned Tract; thence southwesterly in a direct line to the intersection of the center line of Hillcrest Road with the center line of Franklin Avenue; thence westerly along the center line of Franklin Avenue and the westerly prolongation thereof to a point in the center line of La Brea Avenue; thence northwesterly in a direct line to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-31. [New section added by Ordinance No. 45,954 (N. S.), approved June 21, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

All that certain property shown in Zone Map of the City of Los Angeles, Part 9, heretofore established under Ordinance No. 42,666 (New Series) of said City, as Zones B and C, is hereby changed to and established as Zone A, to-wit:

Lots 15 to 46, both inclusive Ardmore Heights, as per map recorded in Book 21, page 122 of Maps, Records of Los Angeles County, being the lots facing Mariposa Avenue between Me rose Avenue and Clinton Street; is hereby designated as

a district of "A" Zone, as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "A" Zone.

Sec. 2a-33. [New section added by Ordinance No. 43,987 (N. S.), approved June 23, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 1, 2, 3, and 4, Block M, Tract No. 2604, as per map recorded in Book 22, pages 170 and 171 of Maps, Records of Los Angeles County; also

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block H, said Tract No. 2604; also

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block G, said Tract No. 2604; also

Lots 1, 2, 3, 4, and 5, Block C, Tract No. 1743, as per map recorded in Book 21, pages 134 and 135 of Maps Records of said County; also

Lots 1, 2, 3, 4, and 5, Block D, said Tract No. 1723; also

Lots 1, 2, 3, 4, and 5, Block E, said Tract No. 1723; also

Lots 1, 2, 97, 98, 99, and 100, Tract No. 246, as per map recorded in Book 23, page 19 of Maps, Records of said County; also

Lots 201 and 202, Block No. 1, Tract No. 2689, as per map recorded in Book 23, pages 29 and 30 of Maps, Records of said County; also

Lots 203, 204, 319, and 311, Block No. 6, said Tract No. 2689; also

Lots 1, 2, and 3, Block No. 7, said Tract No. 2689 is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series) the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-34. [New section added by Ordinance No. 43,955 (N. S.), approved June 21, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots One (1) to Thirty-nine (39), both inclusive, and Lots one hundred thirty-nine (139) to one hundred fifty-two (152), both inclusive, St. Albans Lake Place, as per map recorded in Book 14, pages 46 and 47 of Maps, Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-35. [New section added by Ordinance No. 43,973 (N. S.), approved June 23, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots Thirteen (13) to Thirty-eight (38),

both inclusive, E. H. 1st and Washington and Twentieth Streets Tract, as per map recorded in Book 4, page 72 of Maps, Records of Los Angeles County, is hereby established as a district of "D" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and not withstanding any other provisions of said Ordinance.

Sec. 2a-36. [New section added by Ordinance No. 43,972 (N. S.), approved June 23, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

All that certain property shown on Zone Map of the City of Los Angeles, Part 10, heretofore established under Ordinance No. 43765 (New Series) of said City, as Zone B is hereby changed to and established as Zone C, to-wit:

Lots 1, 2, 3, 4, 11, 12, 13, and 14, Easton's Subdivision of Block 3 and a portion of Block 6, of the Woolen Mill Tract, as per map recorded in Book 53, Page 6, Miscellaneous Records of Los Angeles County.

Also Lots 10 and 11, Lampadius Tract No. 3, as per map recorded in Book 70, at page 82, Miscellaneous Records of said County, and portion of vacated street adjoining the westerly line of above mentioned Tract and subdivision, is hereby established as a "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-37. [New section added by Ordinance No. 44,076 (N. S.), approved July 10, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 13, 14, 15, 16, 17, 21, 23 and 24, Block A, Rosedale Tract, as per map recorded in Book 13, page 71, Miscellaneous Records of Los Angeles County; also Lots 23, 24, 25, 26, 27, 28 and 29, Block A, Shafer Tract, as per map recorded in Book 12, page 71, Miscellaneous Records of said county, is hereby established as a district of "D" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "D" Zone.

Sec. 2a-38. [New section added by Ordinance No. 44,078 (N. S.), approved July 10, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Tract No. 1504, Sheet 1, as per map recorded in Book 21, pages 2 and 3 of Maps, Records of Los Angeles County; also Tract No. 3518, as per map recorded in Book 40, page 7 of Maps, Records of said County, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enter-

prises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-39. [New section added by Ordinance No. 44,074 (N. S.), approved July 10, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 1 to 11, both inclusive, and Lots 63 to 72, both inclusive, N. C. Kelley's Montview Tract, as per map recorded in Book 6, page 1 of Maps, Records of Los Angeles County; also Lots 1, 2, and 3, Tract No. 4790, as per map recorded in Book 50, page 96 of Maps, Records of said County, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-40. [New section added by Ordinance No. 44,048 (N. S.), approved July 6, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the most southerly corner of Lot A, Tract No. 2930, as per map recorded in Book 29, page 78 of Maps, Records of Los Angeles County; thence northwesterly, in a direct line, to the most westerly corner of said Lot A; thence northerly, in a direct line, to the most southerly corner of Lot 1, Block F, Mrs. Fitzgerald's Tract, as per map recorded in Book 21, page 23 and 24, Miscellaneous Records of said County; thence northwesterly, in a direct line, to the most westerly corner of Lot 2, said Block F; thence northeasterly, in a direct line, to the most northerly corner of said Lot 2; thence northerly, in a direct line, to the most southerly corner of Lot 3, Tract No. 158, as per map recorded in Book 13, page 159 of Maps, Records of said County; thence northeasterly, in a direct line, to the most northerly corner of Lot 5, said last mentioned Tract; thence southeasterly, in a direct line, to the most easterly corner of said Lot 5; thence easterly, in a direct line, to the most northerly corner of Lot 3, Kirk's Subdivision of a portion of Block A of Mrs. Fitzgerald Tract, as per map recorded in Book 72, page 55, Miscellaneous Records of said County; thence southeasterly, in a direct line, to the most easterly corner of said last mentioned Lot 3; thence southwesterly, in a direct line, to the most northerly corner of Lot 11, R. W. Poindexter's Subdivision of the easterly Portion of Block "A" of the Mrs. Fitzgerald Tract, as per map recorded in Book 1, page 38, of Maps, Records of said County; thence southeasterly, in a direct line, to the most easterly corner of said Lot 11; thence southerly, in a direct line, to the point of beginning; is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No.

42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-41. [New section added by Ordinance No. 44,073 (N. S.), approved July 10, 1922.] All that portion of the City of Los Angeles described as follows, to-wit: Lots 78 to 95, both inclusive, Hyperion Tract, as per map recorded in Book 16, pages 122 and 123 of Maps, Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-42. [New section added by Ordinance No. 44,308 (N. S.), approved August 7, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

All that certain property shown on Zone Map of the City of Los Angeles, Part 16, heretofore established under Ordinance No. 43,764 (New Series) of said City as Zone C, is hereby changed to and established as Zone D, to-wit:

All that portion of said City of Los Angeles bounded on the east by South Park Avenue, on the northwest by San Pedro Street, and on the south by Santa Barbara Avenue, is hereby established as a district of D Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of D Zone.

Sec. 2a-43. [New section added by Ordinance No. 44,393 (N. S.), approved August 16, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 221, 222, 223, 224, 225 and 226, Larchmont Heights, as per map recorded in Book 15, page 83 of Maps, Records of Los Angeles County; also all that portion of the Northeast Quarter of the Southwest Quarter of Section 14, Township 1 South, Range 14 West, S. B. B. & M., described as follows: Beginning at the southeasterly corner of said Lot 221, Larchmont Heights; thence easterly along the southerly line of Zone C, as shown on said Zone Map, Part 8, to a point in the westerly line of Bronson Avenue; thence southerly along the westerly line of Bronson Avenue to a point in the easterly prolongation of the northerly line of Tract No. 4596, as per map recorded in Book 49, pages 56 and 57 of Maps, Records of said County; thence westerly, in a direct line, to the northwesterly corner of said Tract No. 4596; thence northerly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore de-

scribed shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-44. [New section added by Ordinance No. 44,405 (N. S.), approved August 18, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 1 to 23, both inclusive, and Lots 25 to 39, both inclusive, of Tract No. 4604, as per map recorded in Book 51, pages 34, 35, 36, 37 and 38 of Maps, Records of Los Angeles County, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2a-45. [New section added by Ordinance No. 44,391 (N. S.), approved August 16, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at a point in the center line of the first alley southwesterly of Washington Street, distant thereon eighty (80) feet southeasterly from the southeasterly line of Griffith Avenue; thence southwesterly and parallel with the southeasterly line of Griffith Avenue to a point in the center line of the first alley southwesterly of Twentieth Street; thence southeasterly along the center line of said last mentioned alley, a distance of twenty (20) feet to a point; thence southwesterly and parallel with the southeasterly line of Griffith Avenue to a point in the center line of the first alley southwesterly of Twenty-first Street; thence northwesterly along the center line of said last mentioned alley, a distance of twenty (20) feet to a point; thence southwesterly and parallel with the southeasterly line of Griffith Avenue to a point in the center line of the first alley southwesterly of Twenty-second Street; thence southeasterly along the center line of said last mentioned alley, a distance of twenty (20) feet to a point; thence southwesterly and parallel with the southeasterly line of Griffith Avenue to a point in the northeasterly line of Twenty-ninth Street; thence northwesterly along the northeasterly line of Twenty-ninth Street to a point distant thereon one hundred fifteen (115) feet northwesterly from the northwesterly line of Griffith Avenue; thence northeasterly and parallel with the northwesterly line of Griffith Avenue to a point in the southwesterly line of Adams Street; thence northeasterly, in a direct line, to a point in the northeasterly line of Adams Street, distant thereon one hundred (100) feet northwesterly from the northwesterly line of Griffith Avenue; thence northeasterly and parallel with the northwesterly line of Griffith Avenue to a point in the center line of the first alley southwesterly of Twenty-second Street; thence southeasterly along the center line of said last mentioned alley, a distance of twenty (20) feet to a point; thence northeasterly and parallel with the northwesterly line of Griffith Avenue to a point in the center line of the first alley southwesterly of Twenty-first Street; thence northwesterly along the center line of said last mentioned alley, a distance of two (2) feet to a point; thence

northeasterly and parallel with the northwesterly line of Griffith Avenue to a point in the southwesterly line of Twenty-first Street; thence northerly, in a direct line, to a point in the northeasterly line of Twenty-first Street, distant thereon one hundred (100) feet northwesterly from the northwesterly line of Griffith Avenue; thence northeasterly and parallel with the northwesterly line of Griffith Avenue to a point in the center line of the first alley southwesterly of Twentieth Street; thence southeasterly along said last mentioned center line, a distance of twenty (20) feet to a point; thence northeasterly and parallel with the northwesterly line of Griffith Avenue to a point in the center line of the first alley southwesterly of Washington Street; thence southeasterly, in a direct line, to the point of beginning; also beginning at a point in the northeasterly line of Thirty-first Street, distant thereon eighty (80) feet southeasterly from the southeasterly line of Griffith Avenue; thence southwesterly and parallel with the southeasterly line of Griffith Avenue to a point in the northeasterly line of the first alley northeasterly of Jefferson Street; thence northwesterly, in a direct line, to a point in the southwesterly line of said last mentioned alley, distant thereon eighty-two and ninety-seven hundredths (82.97) feet northwesterly from the northwesterly line of Griffith Avenue; thence northeasterly, in a direct line, to a point in the southwesterly line of Thirty-first Street, distant thereon ninety-six and forty-five hundredths (96.45) feet northwesterly from the northwesterly line of Griffith Avenue; thence southeasterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-46. [New section added by Ordinance No. 44,426 (N. S.), approved August 18, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the intersection of the northerly line of Slauson Avenue with the easterly line of Normandie Avenue; thence northerly along said easterly line of Normandie Avenue to the southerly line of Fifty-eighth Street; thence easterly along said southerly line of Fifty-eighth Street, a distance of ninety (90) feet to a point; thence southerly along a line parallel with the easterly line of Normandie Avenue to a point in the northerly line of Slauson Avenue; thence westerly along said northerly line of Slauson Avenue to the point of beginning. Also Lots 1, 2, 3, 4, 5 and 6, of Tract 1443, as per map recorded in Book 21, page 27 of Maps, Records of Los Angeles County, is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of

this ordinance, be and become a district of "D" Zone.

Sec. 2a-47. [New section added by Ordinance No. 44,473 (N. S.), approved August 24, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 15 and 16, Map of Lots 13 to 24, Block G, Lots 1 to 21, Block I, Lots 13 to 23, Block H and Lot 12, Block J, of the Resubdivision of the Jones Tract, as per map recorded in Book 55, page 74. Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-48. [New section added by Ordinance No. 44,469 (N. S.), approved August 24, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lot 13, University of So. California Resubdivision of Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, Block "T" and 16, 17, 18, 19, 23, 24, 25, Block "S" West Los Angeles Tract, as per map recorded in Book 70, page 37. Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-49. [New section added by Ordinance No. 44,489 (N. S.), approved August 25, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

All that certain property shown on Zone Map of the City of Los Angeles, Part 9, heretofore established under Ordinance No. 42,666 (New Series) of said City as Zone A and later changed to and established under Ordinance No. 43,835 as Zone B, is hereby changed to and established as Zone A, to-wit:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, Commonwealth Tract, as per map recorded in Book 8, page 57 of Maps, Records of Los Angeles County, is hereby established as a district of "A" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "A" Zone.

Sec. 2a-50. [New section added by Ordinance No. 44,396 (N. S.), approved August 17, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

All that certain property shown on Zone Map of the City of Los Angeles, Part 16,

heretofore established under Ordinance No. 43,764 (New Series) of said City as Zone B, is hereby changed to and established as Zone C, to wit: Beginning at the southwest corner of Lot 189, South Park Avenue Home Tract No. 2, as per map recorded in Book 5, page 77 of Maps, Records of Los Angeles County; thence northerly along the westerly line of said Lot 189 and along the northerly prolongation thereof to a point in the southerly line of Thirty-ninth Street; thence westerly along the southerly line of Thirty-ninth Street to a point distant thereon six hundred fifty-five (655) feet westerly from the westerly line of South Park Avenue; thence southerly and parallel with the said westerly line of South Park Avenue to a point in the northerly line of Forty-first Street; thence easterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-51. [New section added by Ordinance No. 44,522 (N. S.), approved September 1, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 1, 2, and 3, Sanborn Tract, as per map recorded in Book 13, page 66, Miscellaneous Records of Los Angeles County; also Lots 1, 2, and 3, Block 5, Zobelein Tract, as per map recorded in Book 5, page 17 of Maps, Records of said county; also Lots 1 to 11, both inclusive, Block 6, and Lots 1 to 7, both inclusive, Block 7, Zobelein's Main Street Tract, as per map recorded in Book 5, page 162 of Maps, Records of said county; also Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23, Block 1, and Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, and 25, Block 2, Woodlawn, as per map recorded in Book 66, page 37. Miscellaneous Records of said county; also Lots 1 to 19, both inclusive, Block 2, Lots 1 to 27, both inclusive, Block 3, and Lots 1, 2, 3, 4, 5, 6, and 19 to 35, both inclusive, Block 4, Zobelein's Main Street Tract, as per map recorded in Book 21, page 40, Miscellaneous Records of said county, and in Book 5, page 127 of Maps, Records of said county, is hereby established as a district of "D" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "D" Zone.

Sec. 2a-52. [New section added by Ordinance No. 44,493 (N. S.), approved August 25, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lot 19, Block H, of Map of Lots 1 to 12, Block G, Lots 1 to 12, Block H, of the Resubdivision of the Jones Tract, as per map recorded in Book 55, page 100. Miscellaneous Records of Los Angeles Coun-

ty, and Lot 22, Block H, of Map of Lots 13 to 24, Block G, Lots 1 to 21, Block I, Lots 13 to 23, Block H, and Lot 12, Block J, of the Resubdivision of the Jones Tract, as per map recorded in Book 55, page 74, Miscellaneous Records of said County, are hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-53. [New section added by Ordinance No. 44,555 (N. S.), approved September 8, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 52 and 53, Bimini Tract, as per map recorded in Book 5, page 133, of Maps, Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series) the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-54. [New section added by Ordinance No. 44,554 (N. S.), approved September 8, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southwest corner of Slauson Avenue and Central Avenue; thence southerly along the westerly line of Central Avenue to the southerly line of Lot B, De Cantillon Tract, as per map recorded in Book 12, page 194 of Maps, Records of Los Angeles County; thence westerly along the southerly line of said Lot B to a point distant four hundred (400) feet easterly, measured at right angles, from the easterly line of South Park Avenue; thence northerly and parallel with the easterly line of South Park Avenue to a point in the southerly line of Slauson Avenue; thence easterly, in a direct line, to the point of beginning, is hereby established as a district of "E" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "E" Zone.

Sec. 2a-55. [New section added by Ordinance No. 44,596 (N. S.), approved September 14, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the most easterly corner of Lot 6, Carleton & Summerfield's Subdivision of the Dunigan Tract, as per map recorded in Book 10, page 95 of Miscellaneous Records of Los Angeles County; thence southwesterly, in a direct line, to the most southerly corner of Lot 28,

said subdivision; thence southeasterly in a direct line to the most easterly corner of Lot 4, Block 1, Harvey Tract, as per map recorded in Book 10, page 77, Miscellaneous Records of said county; thence southwesterly, in a direct line, to the most southerly corner of Lot 10, Block 2, said Harvey Tract; thence northwesterly, in a direct line, to the most westerly corner of Lot 7, Block 3, said Harvey Tract; thence northwesterly, in a direct line, to the most westerly corner of Lot 42, Block 1, Wright's Subdivision of the Sisters of Charity Tract, as per map recorded in Book 5, page 431, Miscellaneous Records of said county; thence northeasterly, in a direct line, to the most northerly corner of Lot 6, said last mentioned Block 1; thence southeasterly, in a direct line, to the most easterly corner of said last mentioned Lot 6; thence southeasterly, in a direct line, to the most northerly corner of Lot 5, Carleton & Summerfield's Subdivision of the Dunigan Tract hereinbefore mentioned; thence southeasterly, in a direct line, to the point of beginning, is hereby established as a district of "D" Zone as defined in this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "D" Zone.

Sec. 2a-56 [As amended by Ordinance No. 47,237 (N. S.), approved October 26, 1923]. Part 7 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series) in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses and the said part 7 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones and each of them.

Sec. 2a-57. [New section added by Ordinance No. 44,593 (N. S.), approved September 14, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at a point in the northerly line of the right-of-way of the Pacific Electric Railway Company, formerly the right-of-way of the Southern Pacific Railroad Company (Santa Monica Air Line), distant thereon two hundred fifteen (215) feet westerly from the intersection of such right-of-way line with the westerly line of Eleventh Avenue; thence westerly along said right-of-way line a distance of three hundred fifty (350) feet to a point; thence northerly and parallel with the westerly line of Eleventh Avenue a distance of four hundred eighty-four (484) feet to a point; thence easterly and parallel with said described right-of-way line a distance of three hundred fifty (350) feet to a point; thence southerly in a direct line to the

point of beginning, is hereby established as a district of "E" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a District of "E" Zone.

Sec. 2a-58. [New section added by Ordinance No. 44,710 (N. S.), approved October 4, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 227, 228 and 229, Larchmont Heights, as per map recorded in Book 15, page 83 of Maps, Records of Los Angeles County; also beginning at the northwesterly corner of Lot 1, Tract No. 4596, as per map recorded in Book 49, pages 56 and 57 of Maps, Records of said County; thence easterly along the northwesterly line of said Lot 1 and the easterly prolongation thereof to a point in the westerly line of Bronson Avenue; thence southerly along the westerly line of Bronson Avenue to a point in the easterly prolongation of the northerly line of Clinton Street; thence westerly, in a direct line, to the southwesterly corner of Lot 3, said Tract No. 4596; thence northerly, in a direct line, to the point of beginning, is hereby established as a district of "E" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a District of "E" Zone.

Sec. 2a-59. [New section added by Ordinance No. 44,708 (N. S.), approved October 4, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the most easterly corner of Lot 1, North Knob Hill Tract, as per map recorded in Book 7, page 121 of Maps, Records of Los Angeles County; thence south 62° 27' 46" east along the southwesterly line of First Street, a distance of three hundred eight and fifty-two hundredths (308.52) feet to a point; thence south 27° 59' 10" west, a distance of seven hundred twenty-four and seventy-nine hundredths (724.79) feet to a point; thence north 62° 27' west, a distance of three hundred eight and ninety hundredths (308.90) feet to a point in the southeasterly line of said Knob Hill Tract; thence north 28° 01' east, a distance of seven hundred twenty-four and seventy-three hundredths (724.73) feet to the point of beginning excepting therefrom the northeasterly one hundred forty-five (145) feet, which has been heretofore placed in Zone C, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the

property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-60. [New Section added by Ordinance No. 44,709 (N. S.), approved October 4, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots Twenty (20) Twenty-one (21), Twenty-four (24), Twenty-five (25), Twenty-eight (28) and Twenty-nine (29), Arlington Tract, as per map recorded in Book 9, page 14, Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-61. [New section added by Ordinance No. 44,751 (N. S.), approved October 6, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the southwesterly corner of Lot 75, South Side Tract, as per map recorded in Book 15, page 10, Miscellaneous Records of Los Angeles County; thence easterly along the southerly line of said Lot 75 and along the easterly prolongation thereof to a point in the westerly line of Lot 81, said tract; thence southerly along the westerly line of said Lot 81 and along the southerly prolongation thereof to a point in the northerly line of Sixteenth Street; thence westerly along the northerly line of Sixteenth Street to a point in the southerly prolongation of the westerly line of said Lot 75; thence northerly in a direct line to the point of beginning, is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-62. [New section added by Ordinance No. 44,845 (N. S.), approved October 23, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13, V. Dol Tract, as per map recorded in Book 37, page 75, Miscellaneous Records of Los Angeles County, is hereby designated as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-64. [New section added by Or-

Ordinance No. 44,842 (N. S.), approved October 23, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the intersection of the easterly line of South Park Avenue with the southwesterly line of Jefferson Street; thence southeasterly along the southwesterly line of Jefferson Street to a point in the northwesterly line of Stanford Avenue; thence southwesterly along the northwesterly line of Stanford Avenue to a point in the northerly line of Thirty-fifth Street; thence southwesterly, in a direct line, to a point in the southerly line of Thirty-fifth Street, distant thereon one hundred thirty (130) feet easterly from the easterly line of South Park Avenue; thence southerly and parallel with the easterly line of South Park Avenue to a point in the northerly line of Santa Barbara Avenue; thence southwesterly, in a direct line, to the intersection of the southerly line of Santa Barbara Avenue with the easterly line of South Park Avenue; thence southwesterly, in a direct line, to a point in the southerly line of South Park Avenue, distant thereon one hundred four and three tenths (104.3) feet southerly from the southerly line of Santa Barbara Avenue; thence westerly, in a direct line to a point in the southeasterly line of San Pedro Street, distant thereon one hundred twenty and sixty-one hundredths (120.61) feet southwesterly from the southerly line of Santa Barbara Avenue; thence northwesterly, in a direct line, to the intersection of the northwesterly line of San Pedro Street with the southerly line of Santa Barbara Avenue; thence northwesterly, in a direct line, to a point in the northerly line of Santa Barbara Avenue, distant thereon one hundred thirty-six and sixty-two hundredths (136.62) feet westerly from the northwesterly line of San Pedro Street; thence northeasterly and parallel with the northwesterly line of San Pedro Street to a point in the northeasterly line of Thirty-fifth Street; thence southeasterly along the northeasterly line of Thirty-fifth Street, a distance of thirty-five and ten hundredths (35.10) feet to a point; thence northeasterly and parallel with the northwesterly line of San Pedro Street, a distance of one hundred twenty-five (125) feet to a point; thence northwesterly and parallel with the said northwesterly line of Thirty-fifth Street, a distance of twenty (20) feet to a point; thence northeasterly and parallel with the northwesterly line of San Pedro Street to a point in the southwesterly line of Jefferson Street; thence southeasterly along the southwesterly line of Jefferson Street to a point in the northwesterly line of San Pedro Street; thence southwesterly along the northwesterly line of San Pedro Street to a point in the northerly line of Santa Barbara Avenue; thence southeasterly, in a direct line, to the intersection of the southerly line of Santa Barbara Avenue with the westerly line of South Park Avenue; thence northeasterly, in a direct line, to the point of beginning; is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this

Ordinance, be and become a district of "D" Zone.

Sec. 2a-65. [New section added by Ordinance No. 44,863 (N. S.), approved October 25, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots A to H, both inclusive, Resubdivision of a portion of Sextons Compton Ave. Tract, as per map recorded in Book 9, page 179 of Maps, Records of Los Angeles County;

Lots 42 to 48, both inclusive, Sexton's Compton Avenue Tract as per map recorded in Book 8, page 91 of Maps, Records of said county;

Also all that certain property lying easterly of Compton Avenue and bounded on the north by 57th Street, on the east by Fortuna Street and on the south by the right of way of the Atchison, Topeka & Santa Fe Railway Company, is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-66. [New section added by Ordinance No. 44,937 (N. S.), approved October 23, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots One (1) to Nine (9), both inclusive, and Lots Twenty-seven (27) to Thirty-two (32), both inclusive, of Block Two (2), The Dodd Tract, as per map recorded in Book 23, page 86, Miscellaneous Records of Los Angeles County, is hereby established as a district of "D" Zone, as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "D" Zone.

Sec. 2a-67. [New section added by Ordinance No. 44,888 (N. S.), approved October 26, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 6, 7, 8, 9, 10 and Lots 27 to 42, both inclusive, Block L, also Lots 24, 25, 26, 27, and 28, Block K, Furlong Home Tract, as per map recorded in Book 6, page 116, of Maps, Records of Los Angeles County; also Lots 119, 120, 121, 122, 179, 180, 181, 182, 237, and 238, Bowen's Slauson Junction Tract, as per map recorded in Book 10, page 151 of Maps, Records of said county, is hereby established as a district of C Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of C Zone.

Sec. 2a-68. [New section added by Ordinance No. 44,927 (N. S.), approved October 30, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the southeasterly corner of Western Avenue and Thirty-seventh Place; thence easterly along the southerly line of Thirty-seventh Place to the northwesterly corner of Lot 29, Strong & Dickinson's South West Tract, as per map recorded in Book 6, page 44 of Maps, Records of Los Angeles County; thence southerly in a direct line, to the southwesterly corner of Lot 43, said tract; thence westerly along the northerly line of the right of way of the Southern Pacific Railroad Company to a point in the easterly line of Western Avenue; thence northerly, in a direct line, to the point of beginning, is hereby established as a District of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-69. [New section added by Ordinance No. 44,950 (N. S.), approved November 1, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 9 to 45 inclusive, Tract No. 1186, as per map recorded in Book 20, pages 130 and 131 of Maps, Records of Los Angeles County; also Lots 85 to 99 inclusive, Melrose Hill, as per map recorded in Book 10, pages 50 and 51 of Maps, Records of said county, is hereby established as a district of "A" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "A" Zone.

Sec. 2a-70. [New section added by Ordinance No. 45,052 (N. S.), approved November 23, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 30, 31, 32, 33, 852, 853, 854 and 855, Chesterfield Square, as per map recorded in Book 21, pages 90 and 91, of Maps, Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-71. [New section added by Ordinance No. 45,066 (N. S.), approved November 22, 1922.] All that portion of the

City of Los Angeles described as follows, to wit:

Lots 78, 79, 129, 130, 131, 132 and 139 to 240 inclusive, Ford Tract, as per map recorded in Book 2, page 25 of Maps, Records of Los Angeles County; also Lots 30, 31, 84, 85, 86, 87, 140, 141, 142, 143, and 170 to 197 inclusive, Boettcher Tract, as per map recorded in Book 3, pages 57 and 58 of Maps, Records of said county; also Lots 1, 6 to 29 inclusive, 40 to 45 inclusive, 93 to 98 inclusive, Wilson Tract, as per map recorded in Book 55, page 12, Miscellaneous Records of said county; also Lots A, B, C, D, and E, Peter W. Mullers Subdivision No. 1, as per map recorded in Book 3, page 71 of Maps, Records of said county; also Lots 14 to 20 inclusive and 61 to 66 inclusive, Green's Central Avenue Tract, as per map recorded in Book 2, page 26 of Maps, Records of said county; also those unsubdivided portions of Section 9, Township 2 South, Range 13 West, S. B. E. & M., lying between 34th Street and Jefferson Street adjacent to the easterly side of Central Avenue; also all the block bounded by Jefferson Street, 35th Street, South Park Avenue and Stanford Avenue; also Lots 101 to 115 inclusive and Lots 296 and 297, Mettler Tract, as per map recorded in Book 6, pages 50 and 51 of Maps, Records of said county; also Lots 1 and 2, Block O, and Lots 1, 2, 3, and 4, Block N, Part of Nadeau Orange Tract, as per map recorded in Book 59, pages 49 and 50, Miscellaneous Records of said county; also Lots 2, 4, 6, 8, 10, 17, 18, and 19, Block A; Lots 1, 2, 3, 4, 5, 6, and 8, Block B; and Lot 4, Block D, Nadeau Orange Tract, as per map recorded in Book 25, page 34, Miscellaneous Records of said county; is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-72. [New section added by Ordinance No. 45,156 (N. S.), approved December 6, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 2, 3, and 28, Grider & Dow's Orangedale Tract, as per map recorded in Book 59, pages 29 and 30, Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Lots 2, 3, and 28, Grider & Dow's Orangedale Tract, as per map recorded in Book 59, pages 29 and 30, Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and en-

terprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-73. [New section added by Ordinance No. 45,110 (N. S.), approved December 1, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Block B, Wheeler Tract, as per map recorded in Book 10, page 25, Miscellaneous Records of Los Angeles County is hereby established as a district of "A" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "A" Zone.

Sec. 2a-74. [New section added by Ordinance No. 45,111 (N. S.), approved December 1, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

All the following described property shown on said Zone Map, Part 15, as Zone A, is hereby changed to and established as Zone B, to-wit: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Brockman's Home Tract, as per map recorded in Book 8, page 41 of Maps, Records of said County; also beginning at the most northerly corner of said Lot 1; thence northwesterly and parallel with the northeasterly line of Thirtieth Street to a point in the easterly line of Hoover Street; thence southerly along the easterly line of Hoover Street to a point in the northeasterly line of Thirtieth Street; thence southeasterly, in a direct line, to the most westerly corner of Lot 1, hereinbefore mentioned; thence northeasterly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-75. [New section added by Ordinance No. 45,183 (N. S.), approved December 13, 1922.] Part No. 6 of the Zone Maps of the City of Los Angeles attached hereto and made a part hereof is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the location of all buildings designed, arranged or intended for special uses, and the said part 6 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2a-76. [New section added by Ordinance No. 45,184 (N. S.), approved December 13, 1922.] Part No. 5 of the Zone

Map of the City of Los Angeles attached hereto and made a part hereof is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the location of all buildings designed, arranged or intended for special uses, and the said Part 5 of Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2a-77. [New section added by Ordinance No. 45,185 (N. S.), approved December 13, 1922.] Part No. 11 of the Zone Maps of the City of Los Angeles attached hereto and made a part hereof is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the location of all buildings designed, arranged or intended for special uses, and the said Part 11 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones, and each of them.

Sec. 2a-78. [New section added by Ordinance No. 45,177 (N. S.), approved December 8, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at the northwesterly corner of Tract No. 5070, Sheets Nos. 1 and 2, as per map recorded in Book 57, pages 53 and 54 of Maps, Records of Los Angeles County; thence southwesterly along the southerly line of Tract No. 4642, as per map recorded in Book 50, pages 42 and 43, of Maps, Records of Los Angeles County, and the southwesterly line of Tract No. 3821 as per map recorded in Book 42, page 15, of Maps, Records of Los Angeles County, to the easterly line of Cahuenga Valley and Ballona Road; thence southerly along said easterly line of said road to the northerly line of above mentioned Tract No. 5070; thence easterly along the northerly line of said Tract No. 5070 to the westerly line of Meadowbrook Avenue; thence northerly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-79. [New section added by Ordinance No. 45,173 (N. S.), approved December 8, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 572 and 573, Tract No. 5069, Sheet No. 5, as per map recorded in Book 58, page 45 of Maps, Records of Los Angeles County.

Also all that part of the Ro La Ciencas described as follows:

Beginning at the point of intersection of the west line of Cahuenga Valley and Ballona Road with the westerly prolonged southerly line of Lot 573, Tract No. 5069, Sheet 5, as per map recorded in Book 58, page 45 of Maps, Records of Los Angeles County; thence northerly along said westerly line of said Cahuenga Valley and Ballona Road, a distance of

One hundred three and two tenths (103.2) feet; thence westerly at right angles to said westerly line of said Caluenga Valley and Ballona Road, a distance of One hundred fifty (150) feet; thence southerly and parallel with said westerly line of said Caluenga Valley and Ballona Road, a distance of One hundred three and two tenths (103.2) feet; thence easterly, in a direct line, a distance of One hundred fifty (150) feet to the point of beginning, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-80. [New section added by Ordinance No. 45,321 (N. S.), approved December 27, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the most westerly corner of Lot 9, Tract No. 3622, as per map recorded in Book 40, page 40 of Maps, Records of Los Angeles County; thence easterly, in a direct line, to the southeasterly corner of said Lot 9; thence northeasterly, in a direct line, to the most easterly corner of Lot 2, said Tract No. 3622; thence northerly, in a direct line, to a point in the northerly line of Lot 1, said Tract No. 3622, distant thereon eighty (80) feet westerly from the northeasterly corner of said Lot 1; thence westerly along said northerly line of Lot 1 and the westerly prolongation thereof to the easterly line of the right of way of the Pacific Electric Railway; thence southerly along said easterly line to the southeasterly corner of Tract No. 1656, as per map recorded in Book 26, page 116 of Maps, Records of Los Angeles County; thence easterly, in a direct line, to the point of beginning is hereby established as a district of "C" Zone, as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-81. [New section added by Ordinance No. 45,322 (N. S.), approved December 27, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at a point in the southerly line of the northeast quarter of Sec. 23, T 2 S., R. 14 W., S. E. B. & M., distant thereon one hundred ninety (190) feet westerly from the center line of Western Avenue; thence westerly along said southerly line of Section 23 to a point in the southerly prolongation of the easterly line of Tract No. 4893, Sheets 1 and 2, as per map recorded in Book 53, pages 33 and 34 of Maps, Records of Los Angeles County; thence northerly along said southerly prolonged line to a point in the easterly prolongation of the southerly line of said Tract No. 4893; thence easterly along said easterly prolonged line to a point in a line parallel with and distant one hundred ninety (190) feet westerly, measured at

right angles, from the center line of Western Avenue; thence southerly, in a direct line to the point of beginning, is hereby established as a district of D Zone, as defined by this Ordinance, in order to designate regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said property hereinbefore described shall, from and after the effective date of this Ordinance No. 42,666 (New Series), the Ordinance, be and become a district of D Zone.

Sec. 2a-82. [New section added by Ordinance No. 45,346 (N. S.), approved December 30, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

All of Lots 18, 39, 46, and 67 of Kensington Place, as per map recorded in Book 9, page 44 of Maps, Records of Los Angeles County, is hereby established as a district of "C" Zone, as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-83. [New section added by Ordinance No. 45,320 (N. S.), approved December 27, 1922.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the northwesterly corner of Lot 1, Tract No. 4385, as per map recorded in Book 49, page 14 of Maps, Records of Los Angeles County; thence easterly, in a direct line, to the northwesterly corner of said Lot 1; thence southerly, in a direct line, to the southeasterly corner of Lot 40, Tract No. 5219, Sheets 1 and 2, as per map recorded in Book 59, pages 98 and 99 of Maps, Records of said County; thence westerly along the southerly line of said Lot 40 and along the westerly prolongation thereof to a point in a line parallel with and distant One hundred ninety (190) feet westerly, measured at right angles, from the center line of Western Avenue; thence northerly along said parallel line to a point in the easterly prolongation of the southerly line of Tract No. 4893, Sheets 1 and 2, as per map recorded in Book 53, Pages 33 and 34 of Maps, Records of said County; thence easterly along said last mentioned prolonged line to a point in the center line of Western Avenue; thence northeasterly, in a direct line, to the point of beginning;

Also beginning at the northwesterly corner of Lot 2, Block 1, Tract No. 5107, Sheets 1, 2, 3 and 4, as per map recorded in Book 54, pages 67 to 70 of Maps, Records of Los Angeles County; thence easterly along the northerly line of said Lot 2 and along the easterly prolongation thereof to a point distant thereon One hundred ninety (190) feet easterly from the center line of Western Avenue; thence southerly and parallel with said center line of Western Avenue to the northerly line of Seventy-ninth Street; thence southwesterly, in a direct line, to the northeasterly corner of Lot 1, Tract No. 4511, as per map recorded in Book 49, pages 4 to 7, of Maps, Records of said County; thence southerly in a direct line,

to the southeasterly corner of Lot 98, said last mentioned Tract; thence westerly, in a direct line, to the southwesterly corner of said Lot 98; thence westerly, in a direct line, to the south easterly corner of Lot 3, Block 7, Tract No. 4552, as per map recorded in Book 49, pages 68 and 69 of Maps, Records of said County; thence westerly, in a direct line, to the southwesterly corner of said Lot 2; thence northerly, in a direct line, to the northwesterly corner of Lot 1, Block 8, said last mentioned Tract; thence northerly, in a direct line, to the southwesterly corner of Lot 16, Block 32, Tract No. 5107, hereinbefore mentioned; thence northerly, in a direct line, to the point of beginning.

Also beginning at the northeasterly corner of Lot 100, Tract No. 4269, as per map recorded in Book 46, page 81 of Maps, Records of Los Angeles County; thence westerly, in a direct line, to the northwesterly corner of Lot 99, said Tract; thence southerly and parallel with the center line of Normandie Avenue to a point in the northerly line of Tract No. 5521, sheets 1 and 2, as per map recorded in Book 55, pages 36 and 37 of Maps, Records of Los Angeles County; thence southeasterly, in a direct line, to the northwesterly corner of Lot 1, said Tract; thence southerly, in a direct line, to the southwesterly corner of Lot 58, said last mentioned Tract; thence westerly along the southerly line of Lot 59, said last mentioned Tract, to the westerly line of Lot 3, Tract No. 4590, as per map recorded in Book 50, page 49 of Maps, Records of Los Angeles County; thence southerly, in a direct line, to the southwesterly corner of Lot 270, said last mentioned tract; thence easterly, in a direct line, to the southeasterly corner of Lot 272, said last mentioned tract; thence easterly, in a direct line, to the southwesterly corner of Lot 396, Tract No. 1356, as per map recorded in Book 18, pages 190 and 191 of Maps, Records of Los Angeles County; thence easterly, in a direct line, to the southeasterly corner of Lot 398, said last mentioned Tract; thence northerly, in a direct line, to the northeasterly corner of Lot 172, said last mentioned tract; thence northerly, in a direct line, to the southeasterly corner of Lot 7, Tract No. 5196, as per map recorded in Book 53, page 67, of Maps, Records of Los Angeles County; thence northerly, in a direct line, to the northeasterly corner of said Lot 7; thence easterly, in a direct line, to the southeasterly corner of Lot 59, said Tract No. 1356; thence northerly, in a direct line, to the northwesterly corner of Lot 54, said last mentioned Tract; thence westerly, in a direct line, to the southeasterly corner of Lot 14, Tract No. 4735, as per map recorded in Book 53, page 75, of Maps, Records of Los Angeles County; thence northerly, in a direct line, to the northeasterly corner of Lot 1, said last mentioned Tract; thence easterly, in a direct line, to the southeasterly corner of Lot 28, Block 3, Tract No. 5549, as per map recorded in Book 59, page 61 of Maps, Records of Los Angeles County; thence northerly in a direct line, to the northeasterly corner of Lot 3, Block 1, said last mentioned Tract; thence northeasterly, in a direct line, to the southeasterly corner of Lot 310, Tract No. 3987, as per map recorded in Book 42, pages 51 and 52 of Maps, Records of Los Angeles County; thence northerly, in a direct line, to the northeasterly corner of Lot 22, said last mentioned Tract; thence westerly, in a direct line, to the southeasterly corner of Lot

63, Tract No. 1266, as per map recorded in Book 18, page 83 of Maps, Records of Los Angeles County; thence northerly, in a direct line, to the northeasterly corner of Lot 53, said last mentioned Tract; thence westerly, in a direct line, to the northwesterly corner of Lot 31, said last mentioned Tract; thence northwesterly, in a direct line, to the point of beginning.

Also beginning at the northwesterly corner of Lot 42, Tract No. 2427, Sheet No. 2, as per map recorded in Book 24, page 54 of Maps, Records of Los Angeles County; thence easterly, in a direct line, to the northeasterly corner of Lot 44, said last mentioned tract; thence southerly, in a direct line, to the southeasterly corner of Lot 115, said last mentioned tract; thence westerly, in a direct line, to the northeasterly corner of Lot 46, Tract 715, as per map recorded in Book 17, pages 54 and 55 of Maps, Records of Los Angeles County; thence southerly, in a direct line, to the southwesterly corner of Lot 329, said last mentioned Tract; thence easterly along the southerly line of said Lot 329 to a point distant thereon One hundred fifty (150) feet easterly from the easterly line of Normandie Avenue, as said Normandie Avenue is shown on Map of said Tract 715; thence southerly and parallel with said easterly line of Normandie Avenue to the easterly prolongation of the northerly line of Seventy-ninth Street; thence westerly along said easterly prolongation and said northerly line of Seventy-ninth Street, a distance of Three hundred sixty (360) feet to a point; thence northerly and parallel with the easterly line of Normandie Avenue hereinbefore mentioned, to a point One hundred fifty (150) feet southerly, measured at right angles, from the southerly line of Florence Avenue; thence easterly and parallel to said southerly line of Florence Avenue to the westerly line of Normandie Avenue; thence northeasterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone, as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-84 [New section added by Ordinance No. 45,315 (N. S.), approved December 26, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 3, 4, 5, 6, 7, 8, 9, Block 1, and Lots 5, 7, 9, 11, 13, 15, 17, 19, 21, Block 2, of the northerly portion of the Satter Tract, as per map recorded in Book 569, page 52 of Deeds, Records of Los Angeles County, is hereby established as a district of "C" Zone, as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "C" Zone.

Sec. 2a-85. [New section added by Ordinance No. 45,339 (N. S.), approved De-

ember 29, 1922.] All that portion of the City of Los Angeles described as follows, to-wit:

Lot 294, Grider and Dow's Adams Street Tract, as per map recorded in Book 54, pages 25 and 26, Miscellaneous Records of Los Angeles County, is hereby established as a district of "D" Zone hereafter 2a-85.

As defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "D" Zone.

Sec. 2a-86. [New section added by Ordinance No. 45,437 (N. S.), approved January 13, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

The northerly one hundred eighty-six and fifty hundredths (186.56) feet of the westerly four hundred forty-one and seventy-five hundredths (441.75) feet of Lot C, Norawing Tract, as per map recorded in Book 10, page 3 of Maps, Records of Los Angeles County, is hereby established as a district of "D" Zone, as directed by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses, in the City of Los Angeles, and notwithstanding any other provision of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-87. [New section added by Ordinance No. 45,443 (N. S.), approved January 17, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 7 to 23 inclusive, Del Valle's Subdivision of part of the Wheeler Tract, as per map recorded in Book 36, page 3, Miscellaneous Records of Los Angeles County is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-87¹/₂. [New section added by Ordinance No. 45,679 (N. S.), approved February 24, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Lot 17, 24 and 25, Block A, Los Angeles Improvement Company's Subdivision of part of Lot 3, Block 39, Hancock's Survey, as per map recorded in Book 7, page 57, Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone, as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles and notwithstanding any other provisions of said Ordinance No.

42,666 (New Series), the property hereinbefore described shall from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-88. [New section added by Ordinance No. 45,405 (N. S.), approved January 11, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 15 and 16, Block G, Westminster Place, as per map recorded in Book 9, Page 61 of Maps, Records of Los Angeles County, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for several uses in the City of Los Angeles and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this Ordinance, be and become a district of "B" Zone.

Sec. 2a-89. [New section added by Ordinance No. 45,448 (N. S.), approved January 17, 1923.] Part of No. 12 of the Zone Map of the City of Los Angeles attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, and the said part No. 12 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones and each of them.

Sec. 2a-90. [New section added by Ordinance No. 45,449 (N. S.), approved January 17, 1923.] Part 17 of the Zone Map of the City of Los Angeles attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, and the said Part No. 17 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones and each of them.

Sec. 2a-91. [New section added by Ordinance No. 45,450 (N. S.), approved January 17, 1923.] Part 18 of the Zone Map of the City of Los Angeles, attached hereto and made a part hereof, is hereby established and added to Ordinance No. 42,666 (New Series), in order to designate, regulate and restrict the location and locations of commerce, business, trades and enterprises, and the locations of all buildings designed, arranged or intended for special uses, and the said Part No. 18 of the Zone Map of the City of Los Angeles is hereby referred to for a particular description of said districts or zones and each of them.

Sec. 2a-92. [New section added by Ordinance No. 45,458 (N. S.), approved January 17, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 85, 86, 87, 88, 89, and 90, Tract No. 5283, as per map recorded in Book 59, page 23 of Maps, Records of Los Angeles County; also Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block A, Knob Hill Tract, as per map recorded in Book 10, page 97, Miscellaneous Records of said County, is hereby established as a district of "C" Zone as

defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, ordinance, be and become a district of from and after the effective date of this "C" Zone.

Sec. 2a-93. [New section added by Ordinance No. 45,569 (N. S.), approved February 3, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 2 and 6, Southern District Agricultural Park and adjoining Lots, as per map recorded in Book 4, page 352, Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this ordinance in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-94. [New section added by Ordinance No. 45,597 (N. S.), approved February 6, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

That certain lot shown on Zone Map of the City of Los Angeles, Part 3, heretofore established under Ordinance No. 43,203 (New Series) of said city as Zone B, is hereby changed to and established as Zone C, to wit: Lot 7, Block 7, Childs Heights, as per map recorded in Book 39, page 97, Miscellaneous Records of Los Angeles County, is hereby established as a district of "C" Zone, as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this ordinance be and become a district of "C" Zone.

Sec. 2a-95. [New section added by Ordinance No. 45,643 (N. S.), approved February 16, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

All that certain property shown on Zone Map of the City of Los Angeles, Part 14, heretofore established under Ordinance No. 43,204 (New Series) of said City as Zone A, is hereby changed to and established as Zone B, to wit: Lots 3 to 12 inclusive, Block 6; Lots 1 to 7 inclusive, Block 5; Lots 1 to 10 inclusive, and Lot 20, Block 4, and the westerly one hundred forty (140) feet of the northerly four hundred two and twenty-eight hundredths (402.28) feet of Block 18, West Adams Heights, as per map recorded in Book 2, pages 53 and 54 of Maps, Records of Los Angeles County; also Lots 12, 13, 22, 33, 34, 35, 54 and 55, Robt. Marsh and Co's Western Heights, as per map recorded in Book 5, page 155, of Maps, Records of said county; also Lots 1, 2, 3, and 4, Grand View Heights, as per map

recorded in Book 66, page 88, Miscellaneous Records of said county, and the easterly one hundred forty (140) feet of that certain parcel of land extending from Adams Street to the first alley northerly of Adams Street along the westerly side of Western Avenue, is hereby established as a district of "B" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this ordinance be and become a district of "B" Zone.

Sec. 2a-96. [New section added by Ordinance No. 45,729 (N. S.), approved March 2, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the northwesterly corner of Eighth Street and Spaulding Avenue; thence easterly in a direct line, to the southwesterly corner of Lot 166, Tract No. 4464, as per map recorded in Book 48, page 51, of Maps, Records of Los Angeles County; thence southwesterly along the northwesterly line of said Tract No. 4464 to the southwesterly corner thereof; said last mentioned corner being the northwesterly corner of Tract No. 4031, as per map recorded in Book 60, page 13 of Maps, Records of said county; thence easterly along the northerly line of said tract No. 4031 to the northwesterly corner of Lot 81, said last mentioned tract; thence southwesterly parallel with the northwesterly line of Cochran Avenue (formerly Calauenga Valley and Ballona Road) to a point in a line parallel with and distant two hundred (200) feet north-easterly, measured at right angles from the northeasterly line of the right of way of the Pacific Electric Railway Company, Sherman Branch; thence northwesterly along said last mentioned parallel line to a point in the northwesterly line of Spaulding Avenue; thence northeasterly, in a direct line, to the point of beginning; is hereby established as a district of "B" Zone, as defined by this ordinance, in order to designate, regulate and restrict the location of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said ordinance No. 42,666 (New Series) the property hereinbefore described shall from and after the effective date of this ordinance, be and become a district of "B" Zone; and also the following described portion of the property shown on said Zone Map, Part 7, as Zone B, is hereby changed to and established as Zone "C", to wit: Beginning at the most northerly corner of Lot 129, Tract No. 5674, as per map recorded in Book 61, pages 16 and 17 of Maps, Records of said county; thence southeasterly, in a direct line, to the most easterly corner of Lot 217, said Tract No. 5674; thence southeasterly, in a direct line, to the northwesterly corner of Lot 85, said Tract No. 4031; thence southwesterly in a direct line to the most westerly corner of said Lot 85; thence northwesterly, in a direct line, to the most southerly corner of said Lot 217; thence northwesterly, in a direct line, to the most westerly corner of said Lot 129; thence northeasterly, in a direct line, to

the point of beginning; also all that certain property described as follows: Beginning in the most westerly corner of Lot 136, said Tract No. 5674; thence southeasterly and parallel with the southwesterly line of the said Pacific Electric Railway right of way to a point in the northwesterly line of Tract No. 4588, Sheets 1 and 2, as per map recorded in Book 56, pages 36 and 37, of Maps, Records of said county; thence northeasterly along the northwesterly line of said last mentioned tract to a point in the southwesterly line of said right of way; thence northwesterly, in a direct line, to the most northerly corner of said Lot 136; thence southwesterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-97. [New section added by Ordinance No. 45,703 (N. S.), approved March 1, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Lot 33, Tract No. 4547, as per map recorded in Book 49, page 19 of Maps, Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this Ordinance be and become a district of "C" Zone.

Sec. 2a-98. [New section added by Ordinance No. 45,701 (N. S.), approved February 27, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 2, 4, 5, and 6, Thoren Place, as per map recorded in Book 6, page 39 of Maps, Records of Los Angeles County, is hereby established as a district of "D" Zone, as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-99. [New section added by Ordinance No. 45,774 (N. S.), approved March 9, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 7 to 16, both inclusive, Tract No. 1186, as per map recorded in Book 20, pages 130 and 131, of Maps, Records of Los Angeles County; also Lots 85 to 99, both inclusive, Melrose Hill, as per map recorded in Book 10, pages 50 and 51 of Maps, Records of said County, is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the loca-

tion and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this Ordinance be and become a district of "B" Zone.

Sec. 2a-100. [New section added by Ordinance No. 45,896 (N. S.), approved March 30, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Lots 7 and 8, Tract No. 2411, as per map recorded in Book 26, pages 77, 78 and 79 of Maps, Records of Los Angeles County; Lots 151 to 156, both inclusive, Exposition Park Square, as per map recorded in Book 20, pages 74 and 75 of Maps, Records of said County; Lots 3 to 10, both inclusive, Tract No. 1536, as per map recorded in Book 20, page 17, of Maps, Records of said County; also all that portion of fraction Lot 24, West Park Villa Tract, as per map recorded in Book 23, page 67, Miscellaneous Records of said County between a line parallel with and distant One hundred ten (110) feet westerly, measured at right angles, from the westerly line of Vermont Avenue and a line parallel with and distant Four hundred forty-four and fifty-six hundredths (444.56) feet westerly, measured at right angles, from said westerly line of Vermont Avenue, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this ordinance be and become a district of "C" Zone.

Sec. 2a-101. [New section added by Ordinance No. 45,805 (N. S.), approved March 15, 1923.] All that portion of the City of Los Angeles described as follows, to-wit:

Beginning at a point in the southwesterly line of Rosebud Avenue, distant One hundred thirty (130) feet southeasterly from the southerly corner of Alessandro Street and Rosebud Avenue; thence southwesterly parallel with Alessandro Street in all its various courses and curves to a point in a line parallel with and distant One hundred (100) feet northeasterly, measured at right angles, from the northeasterly line of Fargo Street; thence northwesterly along said last mentioned parallel line to a point in the southeasterly line of Alessandro Street; thence northerly, in a direct line, to the intersection of the northwesterly line of the northwesterly roadway of Alessandro Street with a line parallel with and distant One hundred (100) feet southwesterly, measured at right angles, from the southwesterly line of Baxter Street; thence northwesterly along said last mentioned parallel line to a point distant One hundred twenty (120) feet northwesterly measured at right angles, from the northwesterly line of Alessandro Street; thence northeasterly parallel with the northwesterly line of Alessandro Street in all its various courses to a point in the northeasterly line of Loma Vista Place; thence northeasterly, in a direct line, to a point in the North Pat-

ent Boundary of the City of Los Angeles at the intersection of the southwesterly prolongation of a line parallel with and distant One hundred twenty (120) feet northwesterly, measured at right angles, from the northwesterly line of that portion of Allesandro Street extending northeasterly from Corralitas Drive; thence northeasterly along said last mentioned prolonged line and along said last mentioned parallel line to a point in the southwesterly line of Rosebud Avenue; thence southeasterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property herebefore described shall from and after the effective date of this ordinance be and become a district of "C" Zone.

Sec. 2a-102. [New section added by Ordinance No. 45,804 (N. S.), approved March 15, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 49 to 98, inclusive; Lots 108 to 158 inclusive; Lots 168 to 219 inclusive; Lots 229 to 281 inclusive; Lots 291 to 343 inclusive; Lots 353 to 386 inclusive; Lots 412 to 432 inclusive; Lots 469 to 488 inclusive; and Lots 592 and 593, all in Tract No. 4604, as per map recorded in Book 51, pages 34 to 38 inclusive, of Maps, Records of Los Angeles County; also those blocks lying southerly of the Venice Short Line branch of the Pacific Electric Railway right of way and northerly of St. Charles Road and westerly of Vineyard Avenue; is hereby established as a district of "B" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property herebefore described shall from and after the effective date of this ordinance be and become a district of "B" Zone.

Also, all that portion of the City of Los Angeles described as follows, to wit: Lots 600 to 623, said Tract No. 4604, and that portion of Zone A lying westerly and southerly of Zones B and C, as shown on said Zone Map, Part 8, lying southerly of Pico Street and westerly of Sherman Way extending from Pico Street on the north to the said Pacific Electric Railway right of way on the south, is hereby established as a district of "C" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property herebefore described shall from and after the effective date of this Ordinance be and become a district of "C" Zone.

Sec. 2a-103. [New section added by Ordinance No. 45,835 (N. S.), approved March 20, 1923.] All that portion of the City of Los Angeles described as follows to wit:

Beginning at a point one hundred thirty-seven and five-tenths (137.5) feet easterly, measured at right angles, from the easterly line of Highland Avenue and one hundred sixty (160) feet northerly, measured at right angles, from the northerly line of Sunset Boulevard, which said point is in the easterly boundary of Zone C; thence northerly along said easterly boundary of Zone C and continuing along the same in all its various courses to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property herebefore described shall from and after and become a district of "C" Zone.

Sec. 2a-104. [New section added by Ordinance No. 45,850 (N. S.), approved March 22, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at a point in the northwesterly line of Lot 3, Hoover Tract, as per map recorded in Book 3, pages 41 and 45, Miscellaneous Records of Los Angeles County, distant thereon one hundred fifty (150) feet southwesterly from the southwesterly line of Washington Street; thence southwesterly, in a direct line, to the most westerly corner of said Lot 3; thence southeasterly, along the southwesterly line of said Lot 3 and Lot 2, Hoover Tract, a distance of Two hundred eleven and eighty-six hundredths (211.86) feet to a point; thence northeasterly and parallel with the northwesterly line of said Lot 3 to a point distant One hundred fifty (150) feet southwesterly, measured at right angles, from the southwesterly line of Washington Street; thence northwesterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property herebefore described shall from and after the effective date of this ordinance be and become a district of "C" Zone.

Sec. 2a-105. [New section added by Ordinance No. 45,849 (N. S.), approved March 22, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Lots four (4) to fourteen (14), both inclusive, Block H, Ralph Rogers Subdivision of a part of the Garvarza Tract, as per map recorded in Book 12, page 61, of Maps, Records of Los Angeles County, is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property herebefore described shall from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-107. [New section added by Or-

dinance No. 45,895 (N. S.), approved March 30, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the intersection of the westerly line of Vermont Avenue with the southerly line of Lot 3, Plymouth Tract, as per map recorded in Book 39, page 90, Miscellaneous Records of Los Angeles County; thence westerly, in a direct line to the southwesterly corner of said Lot 3; thence southerly in a direct line to the southeasterly corner of Lot 39, said Plymouth Tract; thence westerly, in a direct line, to the southwesterly corner of Lot 38, said Plymouth Tract; thence northerly, in a direct line, to the southeasterly corner of Lot 4, G. H. Fruhling Romeo Place Tract, as per map recorded in Book 1, page 69 of Maps, Records of said County; thence westerly, in a direct line, to the southwesterly corner of Lot 1, said last mentioned tract; thence northerly, in a direct line, to the southeasterly corner of Lot 6, Montgomery Tract, as per map recorded in Book 23, page 2, Miscellaneous Records of said county; thence westerly along the southerly line of said last mentioned lot and along the westerly prolongation thereof to a point in the easterly line of Budlong Avenue; thence southwesterly, in a direct line, to the southeasterly corner of Lot 8, West Adams Street Tract, as per map recorded in Book 3, page 13 of Maps, Records of said county; thence westerly, in a direct line, to the southwesterly corner of Lot 1, said last mentioned tract; thence southwesterly, in a direct line, to the southeasterly corner of Lot 4, Block 2, Edmonds Adams Street Tract, as per map recorded in Book 2, page 72, of Maps, Records of said county; thence westerly, in a direct line, to the southwesterly corner of Lot 1, Block 1, said last mentioned tract; thence northerly, in a direct line, to the northwesterly corner of said last mentioned Lot 1; thence northerly, in a direct line, to the southwesterly corner of Lot 1, Westacres, as per map recorded in Book 70, page 21, Miscellaneous Records of said county; thence northerly, in a direct line, to the northwesterly corner of said last mentioned Lot 1; thence easterly, in a direct line, to the northeasterly corner of Lot 10, said Westacres; thence southerly, in a direct line, to the northwesterly corner of Lot 4, Paterson Tract, as per map recorded in Book 13, page 26, Miscellaneous Records of said county; thence easterly along the northerly line of said Lot 4, to a point in the westerly line of A. B. Nash Tract, as per map recorded in Book 12, page 91 of Maps, Records of said county; thence southerly, in a direct line, to the northwesterly corner of Lot 5, said last mentioned tract; thence easterly, in a direct line, to the northeasterly corner of said last mentioned Lot 5; thence northeasterly, in a direct line, to the northwesterly corner of Lot 3, Paterson Tract, hereinbefore described; thence easterly, in a direct line, to the northeasterly corner of Lot 1, said last mentioned tract; thence southerly, in a direct line to the northwesterly corner of Lot 3, Block D, Adams Street Tract, as per Map recorded in Book 30, page 16, Miscellaneous Records of said county; thence easterly along the northerly line of said last mentioned Lot 3 and along the easterly prolongation thereof to a point in a line parallel with and distant one hundred forty (140) feet westerly, measured at

right angles, from the westerly line of Vermont Avenue; thence southerly along said parallel line to a point in the northerly line of Adams Street; thence southeasterly, in a direct line, to the southwesterly corner of Adams Street and Vermont Avenue; thence southerly, in a direct line to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this ordinance be and become a district of "C" Zone.

Sec. 2a-108. [New section added by Ordinance No. 45,898 (N. S.), approved March 30, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 38, 39 and 40, Elysian Park Tract, as per map recorded in Book 4, pages 85 and 86 of Maps, Records of Los Angeles County.

Lots 248 to 258, both inclusive, Palo Verde Tract, as per map recorded in Book 6, page 181, of Maps, Records of said County.

Lots 102 to 118, both inclusive; 157 to 161, both inclusive, and Lots 195 to 199, both inclusive, Tract No. 2208, as per map recorded in Book 21, pages 19 and 20 of Maps, Records of said County, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-109. [New section added by Ordinance No. 45,888 (N. S.), approved March 26, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

All of Tract No. 2094, as per map recorded in Book 23, pages 26 and 27 of Maps, Records of Los Angeles County, is hereby established as a district of "A" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provision of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "A" Zone.

Sec. 2a-110. [New section added by Ordinance No. 45,914 (N. S.), approved March 30, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the intersection of the center line of Virginia Road with the first alley southerly of Adams Street; thence easterly along said alley and the easterly prolongation thereof to the first alley southwesterly of Mont Clair Street; thence southeasterly parallel with Mont Clair Street to the center line of Twenty-eighth Street; thence easterly along

the center line of Twenty-eighth Street to the center line of Mont Clair Street; thence southeasterly along the center line of Mont Clair Street and continuing along the same to a point midway between Eighth Avenue and Ninth Avenue; thence southerly, parallel with the center line of Ninth Avenue to a point in the southeasterly boundary of that certain territory annexed to the City of Los Angeles May 22, 1915, known as the Palms Addition; thence southwesterly along said boundary to the first alley northerly of Jefferson Street; thence westerly along said last mentioned alley and the westerly prolongation thereof to the southerly prolongation of the center line of Virginia Road; thence northerly, in a direct line, to the point of beginning; also beginning at the southwesterly corner of Tract No. 5580, as per map recorded in Book 62, pages 24 and 25 of Maps, Records of Los Angeles County; thence easterly along the southerly line of said Tract No. 5580 to a point in the southeasterly boundary of said Palms Addition; thence southwesterly along said boundary to a point in a line parallel with and distant Five hundred (500) feet northeasterly, measured at right angles, from the northeasterly line of the Pacific Electric Railway "Air Line" right of way; thence northwesterly along said last mentioned parallel line to a point in the southerly prolongation of the westerly line of said Tract No. 5580; thence northerly, in a direct line, to the point of beginning, is hereby established as a district of "B" Zone, as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinafore described shall, from and after the effective date of this ordinance, be and become a district of "B" Zone.

Sec. 2a-111. All that portion of the City of Los Angeles described as follows, to wit:

Lots 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, and 17, Tract No. 4830, as per map recorded in Book 53, page 63 of Maps, Records of said County; also, beginning at the southeasterly corner of Adams Street and Virginia Road; thence easterly along the southerly line of Adams Street to a point distant One hundred fifty (150) feet westerly from the westerly line of Angelus Mesa Drive; thence southerly at right angles, a distance of One hundred forty (140) feet to a point; thence westerly parallel with the southerly line of Adams Street to a point in the easterly line of Virginia Road; thence northerly, in a direct line, to the point of beginning; also beginning at the southeasterly corner of said Tract No. 5580; thence westerly, in a direct line, to the southwesterly corner of said Tract No. 5580; thence southerly along the southerly prolongation of the westerly line of said Tract No. 5580 to a point in a line parallel with and distant Five hundred (500) feet northeasterly, measured at right angles, from the northeasterly line of said Air Line right of way; thence northwesterly along said last mentioned parallel line to a point in a line parallel with and distant One hundred fifty (150) feet westerly, measured at right angles, from the westerly

line of Angelus Mesa Drive; thence northerly along said last mentioned parallel line to a point in the westerly prolongation of the southerly line of said Tract No. 5580; thence westerly along said last mentioned prolongation to a point in the center line of the southerly prolongation of that portion of Wellington Road extending southerly from Adams Street; thence northerly along said last mentioned center line to the westerly prolongation of the center line of Jefferson Street; thence westerly along said last mentioned center line, a distance of Three hundred twenty (320) feet to a point; thence northerly, at right angles, a distance of One hundred seventy-five (175) feet to a point; thence easterly and parallel with the northerly line of Jefferson Street to a point in the southeasterly line of said Tract No. 5580; thence southwesterly along said last mentioned line to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinafore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-112. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the intersection of the southeasterly line of said Palms Addition with a line parallel with and distant Two hundred (200) feet northeasterly, measured at right angles, from the northeasterly line of said Air Line right of way; thence northwesterly along said last mentioned parallel line, a distance of One hundred fifty (150) feet to a point; thence northerly and parallel with the center line of Eleventh Avenue, a distance of Two hundred eighty (280) feet to a point; thence southeasterly and parallel with the northeasterly line of said Air Line right of way to a point in the southeasterly line of said Palms Addition; thence southwesterly, in a direct line, to the point of beginning; also beginning at the intersection of the westerly line of Angelus Mesa Drive with the northeasterly line of said Air Line right of way; thence northwesterly along said last mentioned line to a point in the southerly prolongation of the center line of that portion of Virginia Road extending southerly from Adams Street; thence northerly along said last mentioned center line to a point in the westerly prolongation of the southerly line of Jefferson Street; thence easterly along said last mentioned prolongation, a distance of Three hundred (300) feet to a point; thence southerly, at right angles, to a point in the westerly prolongation of the southerly line of said Tract No. 5580; thence easterly along said last mentioned prolongation to a point in a line parallel with and distant One hundred fifty (150) feet westerly, measured at right angles, from the westerly line of Angelus Mesa Drive; thence southerly along said last mentioned parallel line to a point in a line parallel with and distant Five hundred (500) feet northeasterly, measured at right angles, from the northeasterly line of

said Air Line right of way thence southeasterly along said last mentioned parallel line to a point in a line parallel with and distant Five hundred sixty-five (565) feet westerly, measured along the northeasterly line of said Air Line right of way from the westerly line of Eleventh Avenue; thence southerly along said last mentioned parallel line to a point in a line distant Two hundred (200) feet northeasterly, measured at right angles, from the northeasterly line of said Air Line right of way; thence northwesterly along said last mentioned parallel line to a point in the easterly line of Angelus Mesa Drive; thence southwesterly, in a direct line, to the point of beginning, is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-113. [New section added by Ordinance No. 45,944 (N. S.), approved April 4, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

All the following described property shown on Zone Maps of the City of Los Angeles, Parts 11 and 12, heretofore established under Ordinances Nos. 45,185 and 45,448 (New Series) respectively, of said City, as Zone B, is hereby changed to and established as Zone C, to wit:

Beginning at the most westerly corner of Lot 1, Tract No. 5771, as per map recorded in Book 63, page 29 of Maps, Records of Los Angeles County; thence northeasterly, in a direct line, to the most northerly corner of said Lot 1; thence southeasterly, in a direct line, to the most easterly corner of Lot 3, Tract No. 5771, as per map recorded in Book 62, page 57 of Maps, Records of said County; thence southeasterly in a direct line, to the most northerly corner of Lot 207, Marengo Terrace Sheet No. 2, a subdivision, as per map recorded in Book 13, page 21 of Maps, Records of said County; thence southeasterly, in a direct line, to the most easterly corner of Lot 180, said last mentioned Subdivision; thence southeasterly, in a direct line, to the most northerly corner of Lot 175, said last mentioned Subdivision; thence southeasterly, in a direct line, to the most easterly corner of said last mentioned Lot 175; thence northeasterly, in a direct line, to the most northerly corner of Lot 11, Block 5, Florence Terrace, as per map recorded in Book 30, page 19, Miscellaneous Records of said County; thence southeasterly and parallel with the northeasterly line of Marengo Street to a point in the northwesterly line of Cornwell Street; thence southwesterly along the northwesterly line of Cornwell Street to a point in a line parallel with and distant One hundred fifty (150) feet southwesterly, measured at right angles, from the southwesterly line of Marengo Street; thence northwesterly along said last mentioned parallel line to a point in the southeasterly line of Britannia Street; thence northwesterly, in a direct line, to the intersection of the northwesterly line of Britannia Street with a line parallel with and distant One hundred twenty (120) feet southwesterly, measured at right angles,

from the southwesterly line of Marengo Street; thence northwesterly along said last mentioned parallel line to a point distant thereon One hundred twenty-four and five tenths (124.5) feet northwesterly from the northwesterly line of Kingston Avenue; thence northeasterly and parallel with the northwesterly line of Kingston Avenue to a point in the southwesterly line of Marengo Street; thence easterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-115. [New section added by Ordinance No. 46,087 (N. S.), approved April 25, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

All that property lying westerly and northwesterly of Huntington Drive North, and southerly of Kendall Avenue, being part of, and known as, Short Line Villa Tract, as per map recorded in Book 11, pages 78 and 79 of Maps, Records of Los Angeles County, is hereby established as a district of A Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of A Zone.

Sec. 2a-116. [New section added by Ordinance No. 46,185 (N. S.), approved May 11, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 18 to 27, both inclusive, Subdivision of a portion of Lot 1, Block 37, Hancock's Survey, as per map recorded in Book 5, page 566, Miscellaneous Records of Los Angeles County, said property being bounded on the north by Orange Street, on the east by Kip Street, on the south by Ingraham Street and on the west by Bixel Street, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-117. [New section added by Ordinance No. 46,086 (N. S.), approved April 25, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Lot C, Norswing Tract, as per map recorded in Book 10, page 3, Records of Los Angeles County, is hereby established as a district of D Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and

the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinafore described shall, from and after the effective date of this ordinance, be and become a district of D Zone.

Sec. 2a-118. [New section added by Ordinance No. 46,123 (N. S.), approved April 30, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southwesterly corner of Adams Street and Western Avenue; thence southerly, in a direct line, to the northwesterly corner of Western Avenue and Twenty-seventh Street; thence westerly, in a direct line to the southeasterly corner of Lot E, Tract No. 164, as per map recorded in Book 11, page 24, of Maps, Records of Los Angeles County; thence northerly along the easterly line of said Lot E, a distance of one hundred fifty (150) feet to a point; thence easterly parallel with the northerly line of Twenty-seventh Street to a point distant one hundred fifty (150) feet westerly, measured at right angles, from the westerly line of Western Avenue; thence northerly parallel with said last mentioned line to a point in the southerly line of Adams Street; thence easterly, in a direct line, to the point of beginning, is hereby established as a district of B Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinafore described shall, from and after the effective date of this Ordinance be and become a district of B Zone.

Sec. 2a-119. [New sections added by Ordinance No. 46,154 (N. S.), approved May 7, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the intersection of the center line of Virginia Road with the first alley southerly of Adams Street; thence easterly along said alley and the easterly prolongation thereof to the first alley southwesterly of Mont Clair Street; thence southeasterly parallel with Mont Clair Street to the center line of Twenty-eighth Street; thence easterly along the center line of Twenty-eighth Street to the center line of Mont Clair Street; thence southeasterly along the center line of Mont Clair Street and continuing along the same to a point midway between Eighth Avenue and Ninth Avenue; thence southerly, parallel with the center line of Ninth Avenue to a point in the southeasterly boundary of that certain territory annexed to the City of Los Angeles May 22, 1915, known as the Palms Addition; thence southwesterly along said boundary to the first alley northerly of Jefferson Street; thence westerly along said last mentioned alley and the westerly prolongation thereof to the southerly prolongation of the center line of Virginia Road; thence northerly, in a direct line, to the point of beginning; also beginning at the southwesterly corner of Tract No. 5580, as per map recorded in Book 62, pages 24 and 25 of Maps, Records of Los Angeles County; thence easterly along the southerly line of said Tract No. 5580 to a point in the

southeasterly boundary of said Palms Addition; thence southwesterly along said boundary to a point in a line parallel with and distant five hundred (500) feet northeasterly, measured at right angles, from the northeasterly line of the Pacific Electric Railway "Air Line" right of way; thence northwesterly along said last mentioned parallel line to a point in the southerly prolongation of the westerly line of said Tract No. 5580; thence northerly, in a direct line, to the point of beginning, is hereby established as a district of B Zone as defined by this ordinance, in order to designate regulate and restrict the location and locations of commerce trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinafore described shall, from and after the effective date of this ordinance, be and become a district of B Zone.

Sec. 2a-120. All that portion of the City of Los Angeles described as follows, to wit:

Lots 13, 14, 15, 16, and 17, Tract No. 4830, as per map recorded in Book 53, page 63 of Maps, Records of said County; also, beginning at the southeasterly corner of Adams Street and Virginia Road; thence easterly along the southerly line of Adams Street to a point distant one hundred fifty (150) feet westerly from the westerly line of Angelus Mesa Drive; thence southerly at right angles, a distance of one hundred forty (140) feet to a point; thence westerly parallel with the southerly line of Adams Street to a point in the easterly line of Virginia Road; thence northerly, in a direct line, to the point of beginning;

Also, beginning at the southeasterly corner of said Tract No. 5580; thence westerly, in a direct line, to the southwesterly corner of said Tract No. 5580; thence southerly along the southerly prolongation of the westerly line of said Tract No. 5580 to a point in a line parallel with and distant five hundred (500) feet northeasterly measured at right angles, from the northeasterly line of said Air Line right of way; thence northwesterly along said last mentioned parallel line to a point in a line parallel with and distant one hundred fifty (150) feet westerly, measured at right angles, from the westerly line of Angelus Mesa Drive; thence northerly along said last mentioned parallel line to a point in the westerly prolongation of the southerly line of said Tract No. 5580; thence westerly along said last mentioned prolongation to a point in the center line of the southerly prolongation of that portion of Wellington Road extending southerly from Adams Street; thence northerly along said last mentioned center line to the westerly prolongation of the center line of Jefferson Street; thence westerly along said last mentioned center line, a distance of three hundred twenty (320) feet to a point; thence northerly, at right angles, a distance of one hundred seventy-five (175) feet to a point; thence easterly and parallel with the northerly line of Jefferson Street to a point in the southeasterly line of said Tract No. 5580; thence southwesterly along said last mentioned line to the point of beginning, is each hereby established as a district of C Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or in-

tended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of C Zone.

Sec. 2a-121. All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the intersection of the southeasterly line of said Palms Addition with a line parallel with and distant two hundred (200) feet northeasterly, measured at right angles, from the northeasterly line of said Air Line right of way; thence northwestwardly along said last mentioned parallel line, a distance of one hundred fifty (150) feet to a point; thence northerly and parallel with the center line of Eleventh Avenue, a distance of two hundred eighty (280) feet to a point; thence southeasterly and parallel with the northeasterly line of said Air Line right of way to a point in the southeasterly line of said Palms Addition; thence southwesterly, in a direct line, to the point of beginning; also beginning at the intersection of the westerly line of Angelus Mesa Drive with the northeasterly line of said Air Line right of way; thence northwestwardly along said last mentioned line to a point in the southerly prolongation of the center line of that portion of Virginia Road extending southerly from Adams Street; thence northerly along said last mentioned center line to a point in the westerly prolongation of the southerly line of Jefferson Street; thence easterly along said last mentioned prolongation, a distance of three hundred (300) feet to a point; thence southerly, at right angles, to a point in the westerly prolongation of the southerly line of said Tract No. 5580; thence easterly along said last mentioned prolongation to a point in a line parallel with and distant one hundred fifty (150) feet westerly, measured at right angles, from the westerly line of Angelus Mesa Drive; thence southerly along said last mentioned parallel line to a point in a line parallel with and distant five hundred (500) feet northeasterly, measured at right angles, from the northeasterly line of said Air Line right of way; thence southeasterly along said last mentioned parallel line to a point in a line parallel with and distant five hundred sixty-five (565) feet westerly, measured along the northeasterly line of said Air Line right of way from the westerly line of Eleventh Avenue; thence southerly along said last mentioned parallel line to a point in a line distant two hundred (200) feet northeasterly, measured at right angles, from the northeasterly line of said Air Line right of way; thence northwestwardly along said last mentioned parallel line to a point in the easterly line of Angelus Mesa Drive; thence southwesterly, in a direct line, to the point of beginning, is hereby established as a district of D Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of D Zone.

Sec. 2a-122. [New section added by Ordinance No. 46,168 (N. S.), approved May 7, 1923.] All that portion of the

City of Los Angeles described as follows, to wit:

Beginning at the most northerly corner of Lot D, Ganahl Place, as per map recorded in Book 66, page 90, Miscellaneous Records of Los Angeles County; thence southwesterly along the northwesterly line of said Lot D in all its various courses to the most westerly corner thereof; thence southeasterly, in a direct line, to the most southerly corner of Lot E, said Ganahl Place; thence southwesterly along the southwesterly prolongation of the southeasterly line of said Lot E to a point in the northeasterly line of Lot 27, Block 1, Subdivision of a portion of Washington Garden Tract, as per map recorded in Book 3, page 138, Miscellaneous Records of said County; thence northwestwardly along the northeasterly line of said Lot 27 and the northwesterly prolongation thereof to a point in the southeasterly line of Lot A, Sarah E. Dubois Tract, as per map recorded in Book 37 page 91, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most southerly corner of said Lot A; thence southeasterly, in a direct line, to the most easterly corner of Lot 6, said Block 1; thence southwesterly, in a direct line, to the most westerly corner of Lot 3, Block 3, said subdivision of a portion of Washington Garden Tract; thence northwesterly, in a direct line, to the most northerly corner of Lot 2, Grover Orchard Tract, as per map recorded in Book 5, page 452, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most westerly corner of Lot 2, Heze Tract, as per map recorded in Book 9, page 99, Miscellaneous Records of said County; thence southerly, in a direct line, to the most northerly corner of Lot 3, Jenkins Tract, as per map recorded in Book 10, page 57, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most westerly corner of Lot 1, Abbot Kinney Tract, as per map recorded in Book 11, page 31, Miscellaneous Records of said County; thence westerly, in a direct line, to the most northerly corner of Lot 13, V. Dol Tract as per map recorded in Book 37, page 75, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most westerly corner of said Lot 13; thence southeasterly in a direct line, to the most northerly corner of Lot 1, Walker Tract, as per map recorded in Book 10, page 76, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most westerly corner of Lot 25, said Walker Tract; thence northwesterly, in a direct line, to the most northerly corner of Lot 18, Snyder & Wade's sub. of the north half of the Friend Tract, as per map recorded in Book 10, page 49, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most westerly corner of Lot 17, said last mentioned Tract; thence southwesterly, in a direct line, to the most northerly corner of Lot 2, Friend's Sub., as per map recorded in Book 6, page 79, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most westerly corner of Lot 1, said Friend's Sub; thence southeasterly along the southwesterly line of said last mentioned Lot 1, a distance of seven (7) feet to a point; thence southwesterly, in a direct line, to the most westerly corner of Lot 6, Maskell Tract, as per map recorded in Book 21, page 25, Miscellaneous Records of said County; thence northwesterly, in a direct line, to the most northerly corner of Lot

1, Alcantara Grove Tract, as per map recorded in Book 9, page 44, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most westerly corner of Lot 6, said Alcantara Grove Tract; thence southeasterly, in a direct line, to the most northerly corner of Lot 1, J. S. Crawford portion of Bush's and Crawford's Subs., of a part of Lot 6, Block 2, Hancock's Survey, as per map recorded in Book 10, page 68, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most westerly corner of Lot 6, said last mentioned Tract; thence southeasterly, in a direct line, to the most northerly corner of Lot 1, Bronson Tract, as per map recorded in Book 52, page 40, Miscellaneous Records of said County; thence southwesterly, in a direct line, to the most southerly corner of Lot 26, said Bronson Tract; thence northwesterly along the northeasterly line of Jefferson Street to the most westerly corner of Lot 29, Block 2, Mason Tract as per map recorded in Book 52, page 33, Miscellaneous Records of said County; thence northeasterly, in a direct line, to the most westerly corner of Lot 23, Block 1, said Mason Tract; thence northeasterly, in a direct line, to the most northerly corner of Lot 21, said last mentioned Block 1; thence southeasterly, in a direct line, to the most westerly corner of Lot 13, Chaffin Tract, as per map recorded in Book 53, page 52, Miscellaneous Records of said County; thence northeasterly, in a direct line, to the most northerly corner of Lot 1, Osborne Tract, as per map recorded in Book 37, page 76, Miscellaneous Records of said County; thence northerly in a direct line, to the most westerly corner of that certain alley vacated by Ordinance No. 2352 (New Series); thence northeasterly, in a direct line, to the most northerly corner of said vacated alley; thence easterly, in a direct line, to the most westerly corner of Lot 19, Grand Avenue and Adams Street Tract, as per map recorded in Book 66, page 57, Miscellaneous Records of said County; thence northeasterly, in a direct line, to the most northerly corner of Lot 10, said last mentioned Tract; thence southeasterly, in a direct line, to the most westerly corner of Lot 2, said last mentioned Tract; thence northeasterly, in a direct line, to the most northerly corner of said last mentioned Lot 2; thence northerly, in a direct line, to the most westerly corner of Lot 66, Longstreet Tract, as per map recorded in Book 10, page 71, Miscellaneous Records of said County; thence northeasterly, in a direct line, to the most northerly corner of Lot 52, said Longstreet Tract; thence northeasterly, in a direct line, to the most westerly corner of Lot 69, said Longstreet Tract; thence northeasterly, in a direct line, to the most northerly corner of Lot 71, said Longstreet Tract; thence southeasterly, in a direct line, to the most westerly corner of Lot 20, Block 2, Plater's Sub. of the Messick Tract, as per map recorded in Book 5, page 511, Miscellaneous Records of said County; thence northeasterly, in a direct line, to the most northerly corner of Lot 57, Block 1, said last mentioned Tract; thence northeasterly, in a direct line, to the most westerly corner of Lot 39, Myrtell Sub. of the Messick Tract, as per map recorded in Book 5, page 507, Miscellaneous Records of said County; thence northeasterly, in a direct line, to the most northerly corner of Lot 42, said last mentioned Tract; thence northerly, in a direct line, to the most westerly cor-

ner of Lot 22, Barnard Park, as per map recorded in Book 52, page 37, Miscellaneous Records of said County; thence northeasterly, in a direct line, to the most northerly corner of Lot 18, said Barnard Park; thence southeasterly, in a direct line, to the point of beginning, is hereby established as a district of "D" Zone as defined by this Ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-123. [New section added by Ordinance No. 46,170 (N. S.), approved May 7, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the northeasterly corner of Compton Avenue and Thirty-eighth Street; thence northeasterly, in a direct line, to the southeasterly corner of Compton Avenue and Thirty-second Street; thence southeasterly, in a direct line, to the most northerly corner of Lot A, Gus B. Hill's Independence Tract, as per map recorded in Book 6, page 62 of Maps, Records of Los Angeles County, said Lot A being a portion of the right-of-way of the Los Angeles Railway Company; thence southwesterly along the northwesterly line of said Lot A and along the southwesterly prolongation thereof to a point in the northeasterly line of Thirty-eighth Street; thence northwesterly in a direct line, to the point of beginning, is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-124. [New section added by Ordinance No. 46,198 (N. S.), approved May 11, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 768, 769, and 770, Tract No. 911, as per map recorded in Book 16, page 188, of Maps, Records of Los Angeles County, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-125. [New section added by Ordinance No. 46,221 (N. S.), approved May 16, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the southwesterly corner of Lot 3, Angelus Vista No. 2, as per map recorded in Book 8, page 14 of Maps, Records of Los Angeles County; thence westerly along the westerly pro-

longation of the southerly line of said Lot 3 to a point in the easterly line of West End Heights, as per map recorded in Book 1709, page 44 of Deeds, Records of said County; thence northerly along the easterly line of said West End Heights to a point distant One hundred thirty (130) feet northerly, measured at right angles, from the northerly line of Washington Street; thence easterly and parallel with the northerly line of Washington Street to a point in the westerly line of said Lot 3; thence southerly in a direct line to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-126. [New section added by Ordinance No. 46,183 (N. S.), approved May 10, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the intersection of the southerly line of Vernon Avenue with the easterly boundary of the "B" Zone, as shown on Zone Map, Part 21, of the City of Los Angeles, as established by Ordinance No. 43,763 (New Series) of said City; thence westerly along said southerly line to the easterly line of Staunton Avenue; thence southerly along the easterly line of Staunton Avenue to the northerly line of Forty-eighth Place; thence easterly along the northerly line of Forty-eighth Place to the easterly boundary of said "B" Zone; thence northerly along said boundary to the point of beginning, is hereby established as a district of "D" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "D" Zone.

Sec. 2a-127. [New section added by Ordinance No. 46,235 (N. S.), approved May 17, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Beginning at the most southerly corner of Lot 5, Block 45, Hancock's Survey, as per map recorded in Book 1, pages 467 and 468, Miscellaneous Records of Los Angeles County, said corner being in the northeasterly line of Lilac Terrace; thence northeasterly along the southeasterly line of said Lot 5, a distance of One hundred fifty (150) feet to a point; thence northwesterly and parallel with the northeasterly line of Lilac Terrace to a point in the southwesterly line of Lot B, Barlow Sanatorium Tract, as per map recorded in Book 32, pages 22 and 23 of Maps, Records of said County; thence southeasterly along the southwesterly line of said Lot B to a point in the northeasterly line of Lilac Terrace; thence southerly, in a direct line, to the most northerly corner of Lot 31, Block 29, Angeleno Heights, as per map recorded in Book 10, pages 63, 64, 65, and 66, Miscellaneous Records of said Coun-

ty; thence southwesterly, in a direct line, to the most westerly corner of said Lot 31; thence southeasterly along the southwesterly lines of Lots 31, 32, 33, 34, and 35 to the most easterly corner of said Lot 35, said most easterly corner being in the westerly line of Subdivision of the Abila Tract and Adjoining Lands, as per map recorded in Book 3, page 478, Miscellaneous Records of said county; thence southerly along said last mentioned westerly line to the most southerly corner of Lot 3, said last mentioned Subdivision; thence northeasterly, in a direct line, to the most easterly corner of said Lot 3; thence northeasterly, in a direct line, to the point of beginning, is hereby established as a district of "C" Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles, and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall, from and after the effective date of this ordinance, be and become a district of "C" Zone.

Sec. 2a-128. [New section added by Ordinance No. 46,229 (N. S.), approved May 16, 1923.] All that portion of the City of Los Angeles described as follows, to wit:

Lots 13, 14 and 15, and Lots 38 to 64, both inclusive, and Lots E and L of Tract No. 5917, as per map recorded in Book 66, page 67 of Maps, Records of Los Angeles County, is hereby established as a district of B Zone as defined by this ordinance, in order to designate, regulate and restrict the location and locations of commerce, trades and enterprises, and the location of all buildings arranged or intended for special uses in the City of Los Angeles and notwithstanding any other provisions of said Ordinance No. 42,666 (New Series), the property hereinbefore described shall from and after the effective date of this ordinance, be and become a district of B Zone.

Sec. 3. Except as hereinafter provided, the use or uses of all buildings, improvements and premises existing in any of said zones or districts thereof, respectively, at the time of the adoption of this ordinance may be continued. Except as hereinafter provided, no building, structure or improvement now existing shall be altered or enlarged, and no building, structure or improvement shall be erected, constructed or established which is designed, arranged or intended for occupancy or use in any of said zones or districts restricted by this ordinance against such erection, construction or establishment.

Sec. 4. The City Planning Commission may, upon the verified petition of any property owner filed with said Commission, stating fully the grounds of the application, and all facts relied upon by petitioner, recommend to the City Council exceptions to any of said restrictions established by this ordinance in any of said zones or districts and the said Council may by ordinance permit the erection, alteration, reconstruction or enlargement of any building, structure or improvement in any of said zones which is restricted against said building, structure or improvement, upon such terms and conditions as said Council may deem proper under the special circumstances so shown to exist, whenever said Council shall be satisfied from a consideration and investigation of the facts stated in said pe-

tion, that such exception or permit is necessary for the preservation and enjoyment of any substantial property right or rights of the petitioner, and not materially detrimental to the public welfare, or injurious to the property and improvements in said zone or district thereof. Upon the filing of such petition, the City Planning Commission shall render a report to said Council thereon, within thirty (30) days thereafter, and mail a post card notice of the fact of the rendition of such report to said petitioner, and if said report and recommendation be against the petitioner, he may appeal to the City Council by written notice of appeal filed with the City Clerk. If the Council deems it necessary or expedient so to do, it may set the matter for hearing upon such notice to interested parties as it may deem proper, and the decision of the Council upon said appeal shall be final and conclusive as to all matters and things involved in said petition.

Sec. 5. [As amended by Ordinance No. 43,779 (N. S.), approved May 22, 1922.] No building, structure or improvement shall be erected, constructed, established, altered or enlarged in the "A" Zone which is designed, arranged or intended to be occupied or used for any purpose other than a single family dwelling together with the usual accessories located on the same lot or parcel of land including a private garage containing space for not more than four (4) automobiles, provided that only one such single family dwelling house shall be erected, constructed, established, altered or enlarged upon any one lot or parcel of land, which said lot or parcel of land shall be not less than forty (40) feet in width, other provisions of this ordinance to the contrary notwithstanding, and provided that the above provisions pertaining to the minimum width of lots in said "A" Zone shall not apply to any lot officially recorded in a map or plat in the office of the County Recorder of Los Angeles County, prior to the date of the adoption of this ordinance; provided further, however, that no such single family dwelling shall be erected, constructed, established, altered or enlarged upon any portion or portions of such recorded lot or lots as shown upon any official map or plat recorded in the office of the County Recorder of Los Angeles County, unless such portion or portions of such lot or lots shall be not less than (40) feet in width.

Sec. 6. No building, structure or improvement shall be erected, constructed, established, altered or enlarged in the "B" Zone, which is designed, arranged or intended to be occupied or used for any purpose other than dwellings, tenements, hotels, lodging or boarding houses, churches, private clubs, public or semi-public institutions of an educational, philanthropic or eleemosynary nature, railroad passenger station and the usual accessories located on the same lot or parcel of land with any of said buildings, including the office of a physician, dentist or other person authorized by law to practice medicine and including private garages containing necessary and convenient space for automobiles.

Sec. 7. [As amended by Ordinance No. 42,947 (N. S.), approved December 22, 1921.] No building, structure or improvement shall be erected, constructed, established, altered or enlarged in the "C" Zone, which is designed, arranged or intended to be occupied or used for any purpose other than a store or shop for the conduct of a wholesale or retail business,

a place of amusement, an office or offices, studios, conservatories, dancing academies, carpenter shop, cleaning and dyeing works, painting, paper hanging and decorating store, dressmaker, laundry, millinery, store, photograph gallery, plumbing shop, furniture storage, roofing or plastering establishment, tailor, tinsmith, undertaker, hospitals and sanitariums, upholsterer, dog hospitals, cat hospitals, commercial garages, and other similar enterprises or institutions; or for any purpose permitted by this ordinance in the "A" zone or "D" zone.

Sec. 8. No building, structure or improvement shall be erected, constructed, established, altered or enlarged in the "D" zone which is designed, arranged or intended to be occupied or used for any of the following specified trades, industries or purposes: Ammonia, chlorine or bleaching powder manufacture; asphalt manufacture or refining; brick and tile terra cotta manufacture or storage; boiler works, creosote treatment or manufacture; crematory; distillation of coal, wood or bones; fat rendering; fertilizer manufacture; gas (illuminating or heating) manufacture; glue manufacture; gun powder, fireworks or explosives manufacture and storage; incineration or reduction of garbage, offal, dead animals or refuse; iron foundry, lamp black manufacture; lime, cement and plaster of paris manufacture; paint manufacture; petroleum, pumping, refining and storage; pickle, sauerkraut, sausage or vinegar manufacture; railroad yard or roundhouse; rawhides and skins, curing and tanning; rolling mill, scrap iron, junk or rags storage or baling; slaughter of animals or fowls; smelting of iron, soap manufacture, stock yards, stone mill and quarry; sulphurous, sulphuric, nitric or hydrochloric acid manufacture; tallow, grease and lard manufacture and refining; tar roofing or tar waterproofing manufacture; tobacco (chewing) manufacture; or similar obnoxious purposes.

Any building or structure designed to be used for any other trade or business, or for purposes of storage, industry, commerce, or residence of any kind, may be erected in said "D" zone, if not prohibited by law or ordinance now in force or which may be hereafter enacted.

Sec. 9. Any building, structure or improvement may be erected, constructed, established, altered or enlarged in the "E" zone without restriction as to its design, arrangement or intended use or purpose, provided such building, structure or improvement, or the use or purpose thereof, is not prohibited by law or ordinance now in force, or which may be hereafter enacted.

GENERAL PROVISIONS.

Sec. 10. Except as hereinafter specifically provided, it is not intended by this ordinance to modify or abrogate or repeal any ordinances, rules, regulations or permits previously adopted or issued pursuant to law, relating to the use, management or conduct of buildings, structures, improvements or premises; provided, however, that where this ordinance imposes a greater restriction upon the erection, establishment, alteration, or enlargement of buildings than is imposed or required by such ordinances, rules, regulations or permits, the provisions of this ordinance shall control.

Sec. 11. Any building may be altered or enlarged to the extent of not more than fifty per cent. of its assessed value; provided, however, that if any such building

is altered or enlarged to more than fifty per cent. of its assessed value, such building shall conform to the restrictions herein set forth for the zone or district in which such building is located, as shown on said Zone Map, except where permit is issued as provided in Section 4 hereof.

Sec. 12. The Board of Public Works shall not issue any permit for the erection, construction, establishment, alteration or enlargement of any building, structure or improvement in any of said zones contrary to the provisions of this ordinance; and every application for a building permit shall state therein the purpose for which the proposed building, structure or improvement is intended.

Sec. 13. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than Five Hundred (\$500.00) Dollars, or by imprisonment in the city jail for a period of not more than six months, or by both such fine and imprisonment. Each such person, firm or corporation shall be deemed guilty of a separate offense for every day during any portion of which any violation of any provision of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable therefor as provided by this ordinance.

Sec. 14. Where uncertainty exists with respect to the boundaries of zones as shown on said Zone Map the following rules shall apply:

(a) The zone boundaries are either streets or alleys unless otherwise shown, and where the colors on said Zone Map are approximately bounded by street or alley line, said street or alley shall be construed to be the boundary of such zone.

(b) Where the zone boundaries are not shown to be streets or alleys and where the property has been or may hereafter be divided into blocks and lots, the zone boundaries shall be construed to be lot lines, and where the colors on said Zone Map are approximately bounded by lot lines, said lot lines shall be construed to be the boundary of such zone.

(c) In unsubdivided property, the zone boundary lines on said Zone Map shall be determined by the scale contained on such map, and where uncertainty exists the zone boundary line shall be determined by the City Planning Commission upon written application, from said Zone Map, and records thereof kept on file in the office of the City Planning Commission.

Sec. 15. **Interpretation—Purpose:** In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. It is not intended by this ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing provision of law or ordinance or any rules, regulations or permits previously adopted or issued or which shall be adopted or

issued pursuant to the law relating to the use of buildings or premises, or relating to the erection, construction, establishment, alteration or enlargement of any buildings or improvements; nor is it intended by this ordinance to interfere with or abrogate or annul any easement, covenant or other agreements between parties; provided, however, that where this ordinance imposes a greater restriction upon the erection, construction, establishment, alteration or enlargement of buildings, structures or improvements in said several zones or any of them, than is imposed or required by such existing provisions of law or ordinance or by such rules, regulations or permits or by such easements, covenants or agreements, the provisions of this ordinance shall control.

Sec. 16. No building, structure or improvement shall be occupied or used for any purpose other than the purpose permitted in the zone or district in which such building, structure or improvement is situated, except as provided in Sections 3 and 4 hereof.

Sec. 17. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Council of the City of Los Angeles hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more other sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Sec. 18. That the following ordinances be, and they and each of them are, hereby repealed: Ordinance Number 40-072 (New Series) and all ordinances amendatory thereof.

Sec. 19. The City Clerk shall certify to the passage of this ordinance by a unanimous vote, and cause the same to be published by posting true copies thereof for at least ten (10) days in three (3) public places in the City of Los Angeles, to wit: One copy in the office of the City Planning Commission in the City Hall in the City of Los Angeles; one copy in the Broadway entrance of the Hall of Records in said City, and one copy in the Public Library in the Metropolitan Building, corner of Broadway and Fifth Street, in said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles by the unanimous vote of all the members of said Council present, there being not less than seven members present, at its meeting of October 18, 1921.

ROBT. DOMINGUEZ,
City Clerk.

Approved this 19th day of October, 1921.

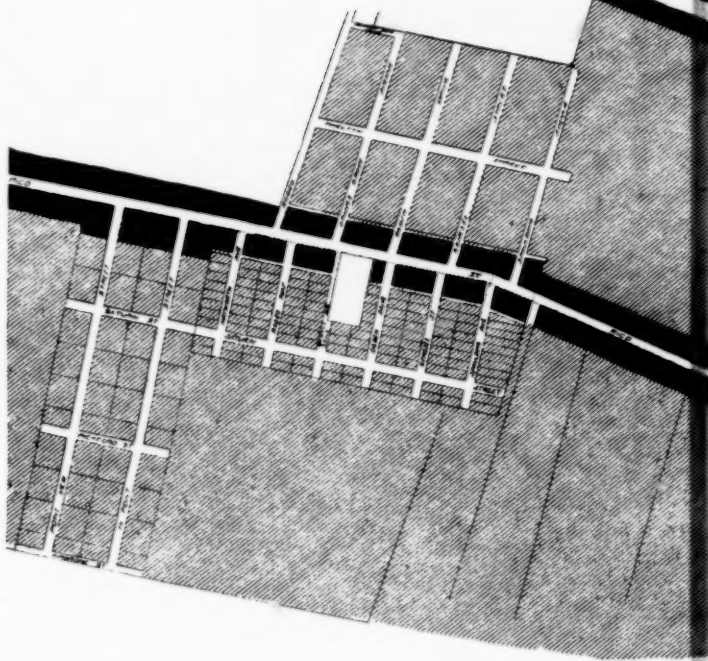
RALPH L. CRISWELL,
Acting Mayor.

Ordinance and Maps attached posted
10-21-31—ten days.

EXHIBIT "B" TO PETITION FOR MANDAMUS

DISTRICT MAP NO. 7.
As of Record December 1, 1922.

WEST



DISTRICT MAP NO. 7.
As of Record December 1, 1922.

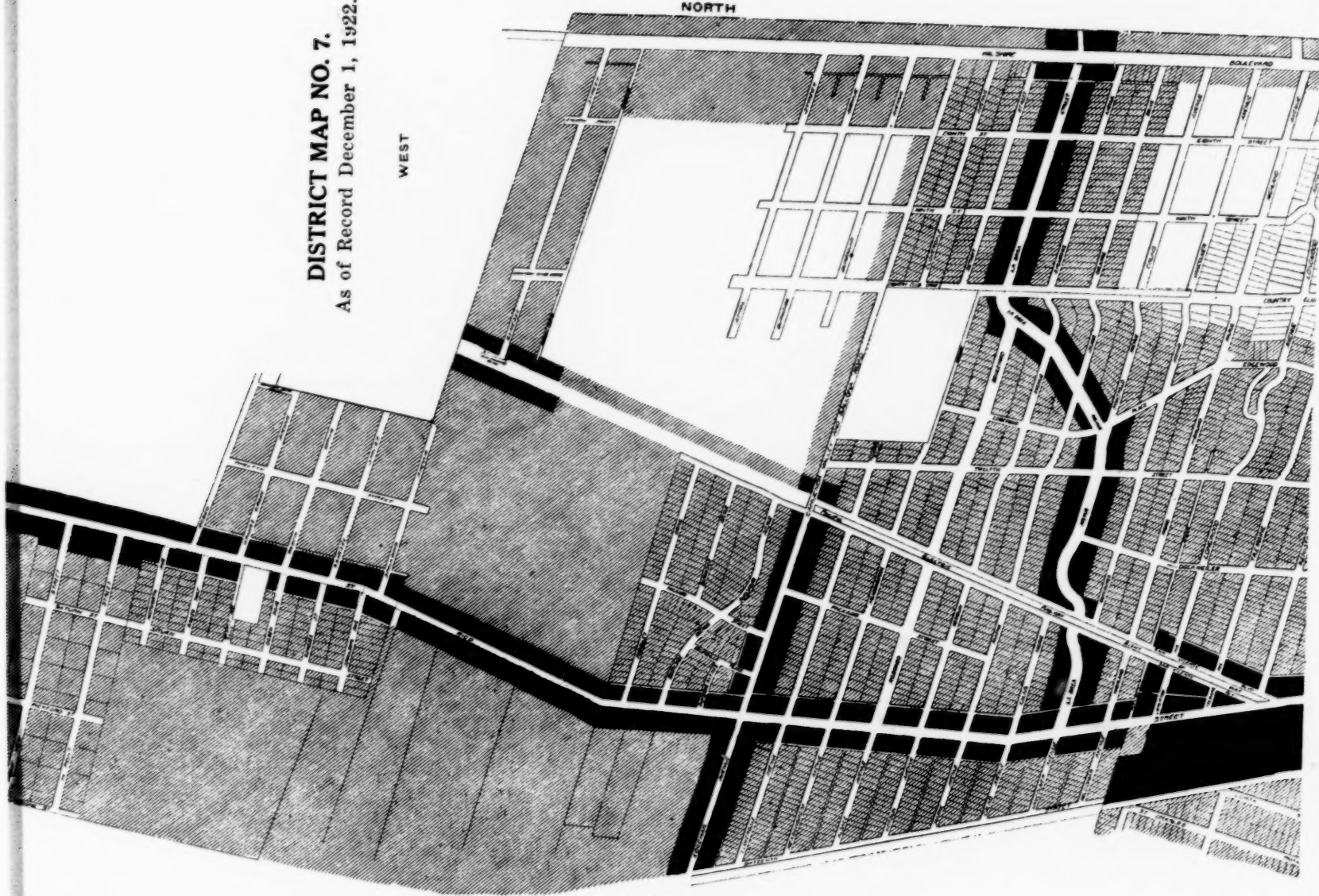
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[fol. 29] "EXHIBIT C" TO PETITION FOR MANDAMUS

Copy

✓ Cook and Hall, Landscape Architects, I. W. Hellman Bldg.,
Los Angeles

Telephone 15161

August Tenth, 1922.

To the Honorable City Council, City Hall, Los Angeles, Cal.

GENTLEMEN: The accompany letter relative to the zoning of Wilshire Boulevard was read before the Joint Technical Societies at our noon luncheon today with the request that the various societies take action. Copies are also being sent to the City Planning Commission—the Board of Supervisors—the Regional Conference, and the City Council.

The Zoning of Wilshire Boulevard

The evergrowing importance of Wilshire Boulevard as a great artery for travel between Los Angeles and the sea cannot be doubted; and the effort to acquire right of way sufficiently wide so that this artery may function adequately as a "Regional Highway" cannot fail of approval by those who have given thought to the shortcomings of our existing highway system. And yet width alone for this highway will not solve scientifically the travel problem involved.

The great function of Wilshire Boulevard, as a Regional Highway is to carry through travel, and it is a recognized principle of city planning that, inasfar as possible, through travel should by-pass local business congestion, not only for the sake of safety and saving time, but because the welfare of the local business center is very often harmed by excess of through travel. This principle of Regional Highway Planning was clearly stated in the report of the Highway Section, Regional Planning Conference, and was accepted by the conference at the Long Beach meeting.

It would, therefore, be a serious and costly mistake if, for any reason, the zoning of Wilshire Boulevard against the establishment of business along its course should be cancelled or abandoned.

No matter how wide Wilshire Boulevard may be made, (and we believe it should be a real boulevard, 200 feet wide, with a wide central parking separating the travelled ways and generous parking spaces on either side), the fact remains that Wilshire Boulevard is primarily and logically [fol. 30] must always remain, a Regional Highway Boulevard functioning to serve the ever increasing through-travel between Los Angeles and the Santa Monica beaches.

As members of the Pacific Coast Chapter, American Societies of Landscape Architects, who have had considerable experience in city planning, we urge that every effort be made, for the sake of Los Angeles and the Regional Plan, to keep business off Wilshire Boulevard in order that this great highway may become a boulevard in the true sense, with the charm of broad parking areas and flanked by attractive homes.

W. D. Cook, Cook and Hall.

[fol. 31] "EXHIBIT D" TO PETITION FOR MANDMUS

Copy

The Community Development Association, Los Angeles

Officers: William May Garland, President; D. A. Hamburger, Vice-President; Henry S. McKee, Treasurer; Zack J. Farmer, Secretary and Manager.

Offices: 1030-31 Merchants National Bank Bldg., 6th & Spring Sts.

August 14, 1922.

To the Honorable City Council, Los Angeles, California.

GENTLEMEN:—The Board of Directors of this association unanimously adopted the following resolution at a meeting held Friday, August 11th, with instructions that a copy of the same be transmitted to Your Honorable Body:

Resolved, that it is the sense of this Board that it request the City Council to rescind its action in making Wil-

shire Boulevard, west of La Brea, a business section and adopt the report of the City Planning Commission relative to the control of Wilshire Boulevard, in so far as the same will prevent any developments along the present route of Wilshire Boulevard that would obstruct the construction of the proposed greater boulevard from Los Angeles to the ocean; and that, in the meantime, the City Council request the City Building Department to issue no more permits for business structures along the line of this boulevard.

The greater boulevard plan has not yet reached the stage of its development that would warrant its formal presentation to Your Honorable Body. It was deemed advisable, however, that, pending such time and action, we should advise you of the desires expressed in the above resolution, in order that you might have the matter in mind at all times, particularly as to stopping business construction and establishing sufficient set back lines for all [fol. 32] construction along Wilshire Boulevard, and to do, in the interim, whatever else may be necessary to keep the present route of Wilshire Boulevard free of any developments that might later act as obstacles to the greater boulevard plan.

Respectfully submitted, The Community Development Association, by Zack J. Farmer, Secretary-Manager.

[fol. 33] IN SUPREME COURT OF CALIFORNIA

[Title omitted]

CITATION OF AUTHORITIES IN SUPPORT OF APPLICATION FOR
MANDAMUS

The facts in this case show that the city authorities of Los Angeles have zoned against the use for business purposes property fronting upon a boulevard which for a distance of two or more miles is wholly unimproved except for a few stores and business houses; that not a single dwelling or residence of any description, whether flat, tenement, apartment house, hotel or otherwise, fronts on said boulevard within a mile on either side of petitioners' property; and that the object of the city authorities in so

doing is to provide for what they conceive may be the future development of this property, despite present conditions which make that character of development impossible.

Restrictions on the use of property can only be Justified to protect Public Health, safety or general welfare, and restrictions based upon esthetic considerations alone or which are not designed to protect conditions already established and developed under the guise of the police power, are unlawful.

McQuillan on Municipal Corporations, pages 7124 to 7127, inclusive, 1921 Supplement.

Romar Realty Co. vs. Board of Commissioners, 114 Atl. 248 (N. J. 1921);

[fol. 34] City of Passaic vs. Patterson, 62 Atl. 267;

Byrne vs. Maryland Realty Co. 98 Atl. 547;

In re Kelso, 147 Cal. 609;

In re Hall, 50 Cal. App. 786;

Matter of Yick Wo. 118 U. S. 356;

Parkhill Development Co. vs. Evansville, 130 N. E. 645 (Ind. 1921);

South Orange vs. Hiller, 113 Atl. 697 (N. J. 1921);

Town of Windsor vs. Whitney, 111 Atl. 354 (Conn. 1920);

City of St. Louis vs. Dorr, 41 S. W. 1094;

State ex rel. Lachtman vs. Houghton, 158 N. W. 1017;

Willison vs. Cook, 130 Pac. 828;

People vs. Chicago, 103 N. E. 609;

Lankton vs. Roberts, 153 N. Y. S. 143;

Bostock vs. Sams. 59 L. R. A. 282;

Twin City vs. Houghton, 176 S. W. 154;

State ex rel. Morris vs. Osborne, 22 Ohio nisi Prius Reports 549;

State ex rel. Minneapolis, 162 N. W. 477;

Mobridge vs. Brown, 164 N. W. 94;

St. Louis vs. Handlan, 145 S. W. 421;

Spann vs. City of Dallas, 235 S. W. 513;

Fruth vs. Charleston, 84 S. E. 105;

People ex rel. vs. Roberts, 153 N. Y. S. 143;

Eubank vs. Richmond, 226 U. S. 137;

Wyeth vs. Whitman, 72 So. 472;

Dillon on Municipal Corporations, Sec. 695;

Freund on Police Power, Sec. 181.

[fol. 35] The ordinances in question are discriminatory and purport to vest in the City Council the right to grant immunity from violating its provisions.

In re Blois, 179 Cal. 294.

The zoning ordinance of the city of Los Angeles is in direct violation, not only of the Constitution of the State of California and of the United States, but also of the provisions of state law purporting to give municipalities power to enact zone ordinances.

The provisions of the Building Zone Act, Statutes 1917, pages 1419, Part I, Henning's General Laws of California, page 290, although clearly exceeding by their terms the restrictions of the constitution upon the legitimate use of the police power, nevertheless do purport to limit the enactment of ordinances providing for the creation of zones. Section 2 of the Act reads in part as follows:

"Such regulations shall be designed to promote the public health, safety and general welfare. The council shall give reasonable consideration, among other things, to the character of the district, its peculiar suitability for particular uses, the conservation of property values and the direction of building development in accord with a well considered plan."

The enactment of a setback ordinance is not only in clear violation of constitutional rights, but the particular ordinance in question is in violation of state law providing for the power of municipalities to enact ordinances establishing setback lines.

The act of the legislature empowering municipalities to provide a procedure for the fixing of setback lines specifically provides for the condemnation of property necessary or convenient for that purpose.

Section 1 of the Building Lines Act, Statutes 1917, page 1421, Henning's General Laws, Part I, page 292, reads as follows:

[fol. 36] "Whenever public interest or convenience may require, the city council of any municipality shall have full power and authority to provide a procedure for the fixing and establishing of setback lines on private property bordering on the whole or part of any street, avenue or other

highway, to prohibit the erection of buildings, fences or other structures between such setback lines and the lines of any such street, avenue or other highway, and to condemn any and all property necessary or convenient for that purpose."

Wyeth vs. Whitman, 72 So. 472;
Byrne vs. Maryland Realty Co., Supra;
Bostock vs. Sams, Supra;
St. Louis vs. Handlan, Supra.

[File endorsement omitted.]

[fols. 36a-45] IN SUPREME COURT OF CALIFORNIA

ORDER FOR ALTERNATIVE WRIT OF MANDAMUS—Filed August
9, 1923

By the Court:

It is ordered that an alternative writ of mandate issue as prayed for herein, returnable before the District Court of Appeal of the Second Appellate District, Division One, at its court room in Los Angeles, on Monday, August 27, 1923, at ten o'clock, A. M.

Dated August 9, 1923.

Wilbur, C. J.

[File endorsement omitted.]

[fol. 46] IN SUPREME COURT OF CALIFORNIA

[Title omitted]

ALTERNATIVE WRIT OF MANDAMUS—Filed August 20, 1923.

The State of California to the Board of Public Works of the City of Los Angeles, a municipal corporation, and to Charles H. Treat, Hugh J. McGuire, and E. J. Delorey, members thereof:

Whereas, it appears to this court by the verified petition of A. W. Ross and Hector N. Zahn on file in the office of the clerk of this court that you, as members of the Board of

Public Works in the City of Los Angeles, have failed and refused to issue a building permit to the above named petitioners pursuant to application made by them to you for the issuance of such permit to construct a building upon Lots Nos. 1, 2, 3 and 4, Tract No. 4694, in the said City of Los Angeles, in accordance with plans and specifications now on file with you in your office; and

Whereas, as appears from said petition, no just or good reason exists for your refusal and failure to so issue such permit to said petitioners, and that it is your duty under the laws and ordinances of the City of Los Angeles to do so, and that the said petitioners have sustained, and continue to sustain, damage and injury by reason of your failure so to do;

[fol. 47] Now, therefore, we hereby command and enjoin you, and each of you, to immediately upon receipt of this writ proceed to issue said permit to said petitioners to construct said building upon said property, aforesaid, in said City of Los Angeles, or that you show cause why you, and each of you, do not do so before this the District Court of Appeal of the Second Appellate Dist. Div. One of the State of California, at the term thereof to be held at the City of Los Angeles, County of Los Angeles, State of California, on the 27 day of Aug. 1923, at 10 a. m. on that day, or as soon thereafter as counsel may be heard.

Witness the Honorable Curtis D. Wilbur, Chief Justice of this Supreme Court of the State of California, this 11th day of August, 1923.

B. Grant Taylor, Clerk, by Hugh P. Coultis, Deputy.
(Seal.)

[fol. 48] Affidavit of service of foregoing paper omitted in printing.

[File endorsement omitted.]

[fol. 49] IN DISTRICT COURT OF APPEAL, SECOND APPELLATE DISTRICT, STATE OF CALIFORNIA, DIVISION NO. 1

HECTOR N. ZAHN and A. W. ROSS, Petitioners,

vs.

THE BOARD OF PUBLIC WORKS OF THE CITY OF LOS ANGELES, a Municipal Corporation; Charles H. Treat, Hugh J. McGuire, and E. J. Delorey, Members Thereof, Respondents.

ANSWER TO PETITION FOR WRIT OF MANDAMUS—Filed October 10, 1923

Come now the respondents above named and for answer to the petition herein admit, deny and allege as follows:

I

Deny upon information and belief that the said petitioners A. W. Ross and Hector N. Zahn, are now or at all or any of the times in said petition mentioned were residents of the City of Los Angeles, County of Los Angeles, State of California, or that the said A. W. Ross is now or at all or any of the times in said petition mentioned was the owner of that certain real property situate in the City of Los Angeles, County of Los Angeles, State of California, particularly described as Lots 1 and 2 of Tract No. 4694; [fol. 50] or that said petitioner Hector N. Zahn is now or for several or any years has been the owner of that certain real property situate in said City, County or State, and more particularly described as Lots 3 and 4 of Tract No. 4694.

II

Deny upon information and belief that at the time said Tract was subdivided, or any time or at all, any portion thereof fronting on said Wilshire Boulevard was for sale in the open or any market as property upon which buildings or any buildings might be constructed and/or erected for the purpose or any purpose of conducting therein stores, mercantile establishments or business shops of various kinds, or that all or any of said property was sold as business

property or that prices or any prices therefor were paid upon the or any basis that said property was business property or that buildings or structures of a business character could be erected thereon.

III

Deny upon information and belief that at the time said Tract was subdivided or sold, or at any time, or prior to said territory becoming a part of the City of Los Angeles, other lands or any lands in that vicinity likewise fronting on said Wilshire Boulevard were classified as business property or paid for by the various or any purchasers thereof upon the basis that said property might be used or occupied for business purposes, or that each or all or any of said purchasers of said property fronting on said Wilshire Boulevard [fol. 51] paid sums or any sums of money therefor in excess of what they would have paid had said property been restricted against use for business purposes or in excess of what other or any property in that vicinity was being sold for, which was restricted against use for business purposes

IV

Deny that following the annexation of said territory to the City of Los Angeles said or any property, including the property or any property of said petitioners fronting on said Wilshire Boulevard, continued to be, under the ordinances of said City of Los Angeles, property available for business purposes or property upon which it was proper to construct or erect buildings or other structures for use or occupancy as stores, mercantile establishments or other forms of business valid under the laws of the State of California or the City of Los Angeles, as in said petition alleged, and deny, on information and belief, that during said or any period after such territory had been made a part of the City of Los Angeles or before the adoption of the ordinances in said petition mentioned, many lots or any lots fronting on said Wilshire Boulevard, or in that vicinity, or in said Tract No. 4694, were sold as business property or that all or any of said property had established in the open or any market a value as business property over or above what it would have had said property been restricted against use or occupancy for business purposes.

V

Deny, upon information and belief, that at all hours of the day or during most of the hours of the night said boulevard is filled with traffic of every description, including [fol. 52] automobile trucks or other vehicles engaged in commerce between said or any community or engaged in other commercial capacities, or that a check or count of the vehicles passing the property or any property of said petitioners at the present or at any time, shows that more than seven thousand automobiles or other vehicles pass said property on said boulevard during each day; and deny that by reason of the tremendous amount or any amount of automobile or other traffic on said boulevard, or the noise, confusion or congestion, or any noise, confusion or congestion incident thereto in the vicinity of the property of said petitioners, or for long or any distances in either or any direction on said boulevard, the said or any property of said petitioners or other or any property in that vicinity or the vicinity fronting on said boulevard is not adapted to residence or dwelling uses or purposes, or not so well adapted to the uses and purposes for which buildings or structures only may be constructed in "B Zone" under said ordinance, as for use or occupancy for stores or other businesses, but on the contrary allege the fact to be that said portion of said Wilshire Boulevard wherein it is alleged the property of said petitioners fronts and other property adjacent thereto and in the vicinity thereof, are in close proximity to other portions of said Wilshire Boulevard lying to the east-erly thereof, which are now and for many years prior hereto have been developed and built up with residences and dwell-ings and generally to the uses and purposes designed under "B Zone" as created and defined by the provisions of said Ordinance No. 44668 (New Series) and other ordinances amendatory thereof. That property fronting upon said Wilshire Boulevard has not been heretofore and is not now devoted to business or commercial uses, and that the said property along said Wilshire Boulevard, and particularly [fol. 53] the portion of said Wilshire Boulevard in said petition referred to, is by its natural growth and development suitable for residence, dwelling and apartment house purposes and not for business or commercial uses.

VI

Deny that the property or any property fronting on Wilshire Boulevard and in the vicinity of the property of said petitioners, or including the property or any property of said petitioners, is located at a great distance from the populous portions of the City of Los Angeles, or that for a distance of at least one mile on either side or in either direction of the property of said petitioners along said Wilshire Boulevard there is not a single dwelling, tenement, hotel, lodging or boarding house, church, private club or otherwise, public or semi-public institution of any kind or character, railroad station or other structure or improvement of the kind or character designated as permissible only in "B Zone" in said ordinance, save only an ancient or dilapidated farm house temporarily or otherwise located upon one of the lots fronting on said Boulevard or soon to be removed by the owner. Deny that not a single building, structure or improvement of the character above described is located upon any of the lots fronting on said boulevard, upon either side thereof, within the entire area within the said City of Los Angeles, shown upon said Part No. 7 of said "Zone Map" of said City.

VII

Deny that the only buildings, structures or improvements located upon the aforesaid Wilshire Boulevard within a distance of one mile on either side of the lots or any lots [fol. 54] of the petitioners herein, or upon any of the frontage on said Wilshire Boulevard within the area described in said Part No. 7 of said "Zone Map" are buildings or structures constructed for or used or occupied by retail stores, shops, real estate offices or other or any mercantile establishments.

Deny that all or any of said property along said Wilshire Boulevard within the territory shown in Part No. 7 of said "Zone Map" or at all, or elsewhere, is by reason of its location upon a well traveled boulevard, or by reason of the construction of other or any business houses, stores, shops or mercantile establishments thereon, or for any reason better adapted to the use or occupancy for business purposes than for any other purpose; and deny, upon information and belief, that nearly all or any of said or any prop-

erty within said territory in said petition referred to has been heretofore or at all sold or purchased for business purposes; and deny that said boulevard, in the vicinity of petitioners' property or any other part or portion thereof, has become established as a business street or thoroughfare; and deny that the property or any property fronting thereon, including the property of petitioners herein, would have in the open or any market, if not restricted against use for business purposes or otherwise, double the market value that it now has, or any value in excess of what it now has, by reason of the adoption of said ordinance restricting the use of said property.

VIII

Deny that by reason of the adoption of said or any ordinance or the restrictions or limitations therein contained as to the use or occupancy of the property of said petitioners or either of them, or as to the character of the structures [fol. 55] that may be erected thereon, the said or any property of said petitioners has been depreciated in value until the same is now worth not one-half in value what it would be worth if said restrictions were removed, and deny that by reason thereof the said property has been depreciated at all.

IX

Deny that under the provisions of said or any ordinance the property fronting on said Wilshire Boulevard at the intersection of what is known as La Brea Avenue, or on either side thereof for a distance of one block, or for any distance or at all, has been arbitrarily selected, designated or placed within what in said ordinance is referred to as a "C Zone" district, wherein may be constructed buildings or structures for business purposes, but allege the facts to be that the Council of the defendant City of Los Angeles, in the exercise of and by virtue of the authority vested in it, and after full and impartial consideration, in its sound judgment and discretion selected La Brea Avenue as an avenue suitable for business and other uses within the classification of "Zone C" of said ordinance, and so zoned said frontage, and likewise property fronting upon said Wilshire Boulevard immediately adjacent to the intersection with said La Brea Avenue and within the same block, by reason of the

impracticability of placing such property both within "B" and "C" zones.

Deny, upon information and belief, that the said or any property of said petitioners is located in a tract which adjoins said property so placed as aforesaid in "C Zone" or that there is no distinction whatsoever between the property of the petitioners alleged in said petition to belong to them and the property so placed within said "C Zone" as aforesaid.

[fol. 56] Deny that the property or any property of said petitioners is as well adapted to business purposes or uses as is said other property, or that no reason exists for making any distinction whatsoever between the property of said petitioners fronting on said Wilshire Boulevard and said other property so placed within said "C Zone," or upon which, under said ordinance, business houses may be constructed.

Deny, upon information and belief, that at the present time there is, or has been for many years past, upon one of the lots owned by said petitioners, a building constructed for or actually now being used or occupied for business purposes, and allege that if such be the fact such building was constructed prior to the time of the enactment of said Zoning Ordinances and the imposition of restrictions thereby upon lots so fronting upon said Wilshire Boulevard.

Deny that there are many or any other business houses or structures on property fronting on Wilshire Boulevard in the vicinity of the property of the petitioners herein, or at other places along said Boulevard. Admit that the territory shown in said Part No. 7 of said "Zone Map" does not extend to the westerly city limits of the City of Los Angeles, but a distance beyond the property alleged to be owned by the petitioners herein, and that the property from there on to the westerly city limits of the City of Los Angeles is not within any zone whatsoever, but allege that notwithstanding the fact that the area aforesaid is so unrestricted that no business or commercial buildings or structures whatsoever have been constructed or located thereon, that the said defendant City of Los Angeles has now under consideration suitable zones within the meaning of the Ordinances aforesaid, regulating the uses of property in such area, as well as other areas within said City of Los Angeles, and

[fol. 57] that it proposes as speedily as time will permit, and after due investigation and consideration, to enact ordinances creating suitable zones in said areas not heretofore zoned, regulating the uses to which property therein may be put.

Deny that practically all of said property along said Wilshire Boulevard is unimproved or uninhabited, or that the only improvements thereon are of a business nature, or that there are no residences or dwellings or structures of the character described in said ordinance as proper only to be constructed in "B Zone" or along said boulevard, or fronting thereon, to be protected by the provisions of said ordinance.

X

Deny that there are no buildings or structures or improvements upon said boulevard other than those in said petition referred to, or that all of said or any buildings, structures or improvements on said Wilshire Boulevard within said territory are located upon the property fronting thereon up to the street line of said boulevard, or that none of said buildings, houses and improvements are set back from said street line at any place along said boulevard within the territory in said petition referred to.

XI

Admit that petitioners filed with the Council of said defendant City of Los Angeles an application, as in said petition alleged, but deny that the provisions of said ordinance with respect to the property of said petitioners, or any property along said Wilshire Boulevard, affected by said ordinance is unreasonable or unjust, and allege the fact to be that said Council, considering the report of the Welfare [fol. 58] Committee thereof, as well as other facts within its knowledge, and in the exercise of its judgment and discretion, and not otherwise, denied said application.

XII

Deny that the Council of defendant City of Los Angeles, in adopting the aforesaid Ordinance No. 42,666 (New Series) and in particular Section 2a-56 thereof, was not actuated by any desire to protect the owners of property fronting

on said boulevard, or the owners of property in the vicinity thereof, from the construction or erection of any building or other improvement which would in any wise interfere with or be adverse to the health, safety, morals or welfare of said people, or without the purpose of protecting residences, dwellings or any other structures or improvements on said street or in that vicinity from the construction or erection of other improvements detrimental to those already established; and deny that, on the contrary or otherwise, said Council in enacting said ordinance and the aforesaid Section 2a-56 thereof, was guided or actuated by a desire to prevent said boulevard from building up to business or stores, as in said petition alleged, or that said boulevard would in its ordinary, natural and normal growth, or ordinary, natural or normal growth build up to business or stores if not affected by the provisions of said ordinance; and deny that said Council in the enactment of said ordinance was actuated by a desire or any desire to prevent said boulevard from building up to business houses or stores, or in pursuance of a contemplated or as yet wholly speculative scheme or project or otherwise for the widening of said boulevard.

[fol. 59] Deny that on the 7th day of August, 1922, the said Council of said City at a regular or other meeting, considered the protest of said petitioners and others, or thereupon voted to sustain said protest, or voted to classify the property of said petitioners or others fronting on said Wilshire Boulevard as property located within "C Zone" wherein houses or buildings for business purposes might be constructed, or that the said Council thereupon or at any time referred said proposed Part No. 7 of said "Zone Map" to the Public Welfare Committee of said Council for consideration or action, as in said petition alleged, but allege the fact to be that on said 7th day of August, 1922, the said Council, at a regular meeting, considered a petition and protest to said Part No. 7 of said "Zone Map," and voted to classify certain property fronting on said Wilshire Boulevard, affected by said "Zone Map," within "C Zone," but that immediately thereafter and at said meeting, said Council, after further discussion of the matter, modified its action by adopting a resolution referring said Part No. 7 of said "Zone Map" to its Public Welfare Committee for further consideration.

Deny upon information and belief that neither said Messrs. Cook & Hall nor the said Community Development Association had any property or financial interest in any of the property fronting on said Wilshire Boulevard in the vicinity of the property of petitioners herein; and deny that they or either of them are solely interested from the or any standpoint of those who desire to have Wilshire Boulevard widened and beautified or widened or beautified at the expense or any expense of the property owners thereon, or without regard to the rights or wishes of said property owners.

Admit that on the 17th day of August, 1922, said Council, at a regular meeting, adopted the recommendation of the [fol. 60] City Planning Commission as contained in a report of its Public Welfare Committee, and directed that said Part No. 7 of said "Zone Map" be made a part of the zoning ordinance of said City; but deny that the said action of said Council on the said 17th day of August, 1922, was a reconsideration of its action or any action of August 7, 1922, sustaining the protest or any protest of the petitioners herein, or other property owners, but allege the fact to be that following the action of said Council on the 7th day of August, 1922, that said Part No. 7 of said "Zone Map" be referred to its Public Welfare Committee for further consideration, said Public Welfare Committee carefully and fully investigated and considered the recommendation of the Planning Commission of said City of Los Angeles, placing the said frontage upon Wilshire Boulevard in "B Zone" and fully and carefully investigated the propriety of placing said property in said Zone, making extensive examination of the environment and all other matters pertaining thereto, and following such action reported to said Council that the recommendation of the said Planning Commission respecting said proposed Part No. 7 of said "Zone Map" be adopted and made a part of the Zoning Ordinance of said City, which report, after full and complete consideration by said Council, and a consideration of all facts in relation thereto, in the exercise of its judgment and discretion, and not otherwise, was formally adopted, and an Ordinance embodying the same was authorized.

Deny that there is any scheme or proposal to widen said Wilshire Boulevard or that the said petitioners or other

persons owning property fronting on said Wilshire Boulevard will be greatly or otherwise damaged by the adoption of said Ordinance, in that in the proceedings or any proceedings to condemn said or any property for the widening [fol. 61] of said boulevard, said petitioners or other owners of property fronting on said Wilshire Boulevard will receive as compensation a far less sum for the reason or any reason that by the adoption of said ordinance or the restricting of said property against business uses or purposes, the market value thereof has been or will continue to be greatly depreciated or lessened from that which it would otherwise have had.

XIII

Deny that the said Zoning Ordinance is discriminatory or unjust in that it does not provide for the uniform classification of districts or areas in zones, and deny that the property fronting on La Brea Avenue, to the north of Wilshire Boulevard, for a distance of two miles, is almost entirely unimproved or undeveloped, or that south of said Wilshire Boulevard the said La Brea Avenue is improved as a street or highway for a distance of three blocks only, or after which said La Brea Avenue is wholly unimproved or impassable for travel.

Admit that the property fronting on said La Brea Avenue, for its entire length, is placed within "C Zone" as defined in said Ordinance, and allege that the district, area and region traversed by said La Brea Avenue is now and for sometime past has been rapidly developing as a residential district and is directly in the path of the westward growth and extension of the City of Los Angeles, and that said La Brea Avenue is logically, by reason of its location and its relation to the rapidly developing and growing adjacent territory, more suitable as a street and avenue upon which to locate business, affording ample business facilities, free from traffic obstructions, to serve the local needs and demands of the contiguous residential districts. [fol. 62]

Admit that to the south of said Wilshire Boulevard for a distance of six or seven blocks, there is another street known as Pico Street, but allege that said street traverses a thickly and fully developed section of said City of Los

Angeles and continues westerly as a highway beyond the limits of said City; that it likewise, toward the westerly limits of said City, traverses a portion thereof that is and for sometime past has been rapidly developing as a residential district and which lies directly in the path of the westerly growth of said City.

Deny that the property fronting on said Pico Street throughout the sparsely or any sparsely built-up portions of said City of Los Angeles, is similar in condition to Wilshire Boulevard in the vicinity of petitioners' property or is improved to a far greater extent with residences or dwellings than is Wilshire Boulevard within the territory shown in Part No. 7 of said "Zone Map."

Admit that the property fronting on said Pico Street is classified as property upon which business buildings or structures may be erected and used for business purposes, but deny that the same is so classified arbitrarily, and allege the fact to be that said Pico Street, within the developed and built-up portions of said City of Los Angeles, is and for years past has been a business street and used almost exclusively for business purposes, and that the classification of "C Zone" of the property fronting upon said Pico Street, as the same is extended westerly into the more recently developing and newly growing portions of the City, is logical and suitable as an extension of the uses [fol. 63] to which said street has been previously devoted.

Deny that neither the said La Brea Avenue nor the said Pico Street, so zoned for business as shown by said Part No. 7 of said "Zone Map" is as well adapted for business purposes, either by reason of natural surroundings, traffic conditions or adjacent communities requiring the service of mercantile stores or business houses, as is the aforesaid Wilshire Boulevard, but on the contrary allege the fact to be that said Wilshire Boulevard is not now nor has it been in the past a business street, and that the property fronting thereon has at no time heretofore, nor is the same now devoted to business uses or purposes, and that the placing of said Pico Street and said La Brea Avenue in "C Zone," under the provisions of this Ordinance, provide amply for the service of mercantile stores and business houses for adjacent communities and that it is unnecessary likewise to place said Wilshire Boulevard in "C Zone," as classified by said Ordinance.

Deny that people occupying homes or residences northerly or southerly of the said Wilshire Boulevard, within the vicinity of petitioners' property, or within the territory shown on said Part No. 7 of said "Zone Map," are required to travel long distances in order to obtain the ordinary necessities of life, or that for this reason or any reason the said Wilshire Boulevard is particularly or otherwise adapted to business purposes, or that since the adoption of said ordinance or amendments thereto, or that by reason of the adoption of said ordinance or the amendments thereto, practically no buildings have been constructed on the said Wilshire Boulevard throughout its entire length, except at such selected places as by said ordinances are placed in "C Zone."

[fol. 64] Deny that this or any condition has developed or is continuing as a result of the restrictions or any restrictions of limitations placed upon the property fronting on said Wilshire Boulevard, or that the same has become too valuable for the purposes or used to which said property is restricted by said Ordinances.

XIV

Deny that the ordinances referred to by said petitioners, or any acts amendatory thereto, defining said zones or restricting the use of petitioners' property against the construction of said improvement, are invalid, null or void in that said ordinances are unreasonable, unjust, discriminatory or wholly lacking in uniformity or at all, or that said ordinances are in violation of Section 14 of Article I of the Constitution of the State of California, or the Fifth Amendment of the Constitution of the United States, in that said ordinances amount to a taking or damaging of the property of said petitioners without just compensation, or in violation of the Fourteenth Amendment of the Constitution of the United States or the Constitution of the State of California, in that it deprives said petitioners of their property or the use of their property without due process of law or denies to said petitioners the equal protection of the law, or constitutes an unlawful exercise by the City of Los Angeles of its police power, in that the provisions of said ordinances are unnecessary for the preservation, peace, health, safety, morals, welfare or convenience of the people

of the City of Los Angeles or of any part or portion thereof.

Deny that said ordinances constitute local or special laws in violation of the provisions of Section 25 of Article IV [fol. 65] of the Constitution of the State of California, in that said ordinances purport to restrict or limit the legitimate use of said property by the said petitioners while purporting to place no limitation or restriction upon other property similarly situated or less favorably adapted to the uses or purposes proposed, or that for the further or any reason said ordinances purport to confer upon the City Council of the City of Los Angeles the right to grant or permit the erection or alteration in any of said zones of structures or improvements, whether by said ordinances in said Zone or not, whenever in the opinion of the said City Council it is necessary for the preservation or enjoyment of any substantial property right of any persons.

XV

Deny that petitioners have no plain, speedy, adequate or any remedy whatsoever at law.

XVI

Deny that said property is at the present time or will continue to be in the future unavailable for any of the uses now permitted under the aforesaid ordinances of the City of Los Angeles, in which a reasonable or fair return upon such investment may be had, or that the said petitioners or either of them, unless a speedy adjudication of this proceeding be had, will be deprived of any use of said property for a long time to come, or for any time or at all.

Deny that the speedy or any adjudication of this proceeding is a matter of great or any interest to all or any of the property owners owning property fronting on said Wilshire Boulevard throughout its entire length, or any part or [fol. 66] portion thereof, or that all or any of the property fronting on said Wilshire Boulevard throughout its entire length or any portion thereof, by reason of the restrictions in said Ordinance, has been depreciated in value to the extent of millions of dollars or any other sum, or has been depreciated at all.

Deny that throughout the said City of Los Angeles are innumerable or any streets or boulevards similarly or otherwise situated or similarly or otherwise zoned or restricted by said Ordinance, wherein or whereby property or any property has been tremendously or otherwise depreciated in value, or the owners thereof or any of them hampered or restricted in their use or occupancy thereof, or that the improving or upbuilding of said or any property is hampered, delayed or limited by the provisions of said Ordinance, or the natural or normal growth or upbuilding of said property to business sections or communities diverted elsewhere to districts arbitrarily or otherwise chosen or selected by the Council of the City of Los Angeles in adopting said ordinance, to the irreparable or any damage to the owners of said property or any of them, but on the contrary allege the fact to be that property throughout said City has been benefited and the value thereof enhanced, stabilized and sustained through the protection afforded by the said ordinances.

XVII

Deny that a long or any delay in the determination of this proceeding may prevent the said petitioners or either of them, or other property owners on the said boulevard, or other streets or highways in said City, from obtaining any relief by reason of the vesting of rights or establishing of [fol. 67] legal reasons affecting the institution of actions seeking to test the validity of said ordinances, and deny that as a result of the adoption of said or any Ordinances, large or any sections of the City of Los Angeles, including some or any of its most valuable or other street frontage, has remained undeveloped or wholly or otherwise unimproved, or will continue to remain undeveloped or unimproved until the validity of said ordinances shall have been established.

Wherefore, respondents pray that petitioners take nothing by their petition herein, and for such other relief as to the Court may seem proper.

Jess E. Stephens, City Attorney; Lucius P. Green,
Assistant City Attorney; Chas. D. Maccoy, Deputy
City Attorney, Attorneys for Respondents.

[fol. 68] *Duly sworn to by E. J. Delorey. Jurat omitted in printing.*

[fol. 68a] [File endorsement omitted.]

[fol. 68b] [File endorsement omitted.]

[fol. 69] IN DISTRICT COURT OF APPEAL, SECOND APPELLATE
DISTRICT

[Title omitted]

FINDINGS OF REFEREE—Filed October 29, 1923

The above cause came on regularly for hearing on this 23rd day of October, 1923, before Norman A. Bailie, Referee appointed by the above-entitled court, Messrs. Hill and Morgan appearing as counsel for Petitioners, and Jess E. Stephens, Esq., City Attorney of the City of Los Angeles, and Lucius P. Green, Esq., Assistant City Attorney, appearing as attorneys for Respondents;

Whereupon, evidence both oral and documentary, was introduced on the part of the Petitioners and on the part of the Respondents. The evidence having been closed, the Referee hereby makes his findings as follows, to-wit:

I

By stipulation of counsel it is agreed that each and all [fol. 70] of the allegations contained in paragraphs I, II, VI, VII, VII-, IX, X, XI, XIX, XX and XXIII of the petition are true.

II

That as to paragraph III of said petition the Referee finds that at the time the tract of land described in paragraph II of said petition, (in which the property of said petitioners is located) was subdivided, filed for record and placed upon the market for sale, said property and the whole thereof and all the property in the immediate vicinity of said property fronting on Wilshire Boulevard was not a part of the City of Los Angeles; that at the time

said tract was subdivided, filed for record and placed upon the market for sale that portion thereof fronting on said Wilshire Boulevard was offered for sale in the open market as property upon which buildings might be constructed and erected for the purpose of conducting therein stores, mercantile establishments and business shops of various kinds, and that all of the said property in said tract fronting on Wilshire Boulevard, with the exception of the property described in paragraph II of said petition was sold as business property. That said tract was subdivided by A. W. Ross one of the Petitioners here; that said tract is located on the south side of Wilshire Boulevard commencing one and a half blocks west of the intersection of Wilshire Boulevard and La Brea Street and running westerly along said Wilshire Boulevard five blocks, the westerly lot in said tract being on the west side of the intersection of Ridgley Drive with Wilshire Boulevard, which said Ridgley Drive is the sixth street west of La Brea Street.

III

That at or about the time said tract was subdivided and sold and prior to said property becoming a part of the City of Los Angeles, property on the south side of Wilshire Boulevard two and a half blocks east of La Brea Street and one and one half blocks west of La Brea Street was subdivided and sold without restrictions as to its use for business purposes; and that at or about the same time property on the south side of Wilshire Boulevard adjoining the property subdivided and sold by Petitioners and running west five blocks and to approximately 100 feet west of the intersection of Wilshire Boulevard and Genesee Street, was also subdivided and placed on the market for sale without any restrictions against the use of said property for business purposes.

That commencing two and a half blocks east of La Brea Street and running easterly seven blocks to Rimpau Boulevard all the property on the south side of Wilshire Boulevard has been subdivided and placed on the market for sale, with restrictions of record against the use of said property for business purposes.

That to the west of Genesee Street (which lies 11 blocks west of La Brea Street) and running thence west five

blocks to Fairfax Avenue, all the property on the south side of Wilshire Boulevard has been subdivided and placed on the market for sale, with restrictions of record prohibiting [fol. 72] the use of said property for business purposes.

That commencing at Fairfax Avenue aforesaid and running westerly therefrom to the City Limits of the City of Los Angeles, there is a tract of land on the south side of Wilshire Boulevard known as Carthay Center, and that all of said property fronting on the south side of Wilshire Boulevard has been subdivided and placed on the market for sale, with restrictions of record prohibiting the use of said property for business purposes.

In other words, commencing with Rimpau Boulevard on the east and running west there are seven and a half blocks on the south side of Wilshire Boulevard with restrictions of record against use for business purposes; that running thence west fourteen blocks the property on the south side of Wilshire is unrestricted for business purposes, and that running west from said unrestricted territory to the city limits of the City of Los Angeles a distance of over one mile all the property on the south side of Wilshire Boulevard is restricted against business houses.

That on the north side of Wilshire Boulevard running west from Rimpau Boulevard to within a block of La Brea Street all the property fronting on Wilshire Boulevard has been subdivided and placed on the market for sale, with restrictions of record prohibiting its use for business purposes.

That from the westerly boundary line of the aforesaid [fol. 73] property, running westerly to the city limits of the City of Los Angeles the property is unsubdivided, excepting two blocks on the northeast and northwest corners of Wilshire Boulevard and La Brea Street. That none of the last mentioned property running west from a block east of La Brea Street to the city limits of the City of Los Angeles, a distance of approximately two miles and a quarter, has any restrictions of record whatsoever, all of said property being unsubdivided. That since the filing of the petition herein the property on both sides of said Wilshire Boulevard running westerly from Genesee Street to the city limits of the City of Los Angeles, a distance of

approximately one mile. has been, by ordinance of the said City of Los Angeles, placed on Zone B.

IV

That, on February 28th, 1922, by annexation proceedings duly had, all of said above described territory, including the tract of land in which is located the property of petitioners herein, became a part of the City of Los Angeles, and for some time thereafter and up to and including the time of the adoption of Ordinance No. 42666, New Series, hereinafter referred to, said property, including the property of said petitioners fronting on said Wilshire Boulevard, continued to be, under the ordinances of the City of Los Angeles, property available for business purposes and property upon which it was proper to construct and erect buildings and other structures for use and occupancy as [fol. 74] stores, mercantile establishments, and other forms of business valid under the laws of the State of California and the City of Los Angeles, and that during said period, after said territory had been made a part of the City of Los Angeles and before the adoption of the ordinance above mentioned, many lots fronting on said Wilshire Boulevard in that vicinity and in the aforesaid Tract No. 4694, in which the property of petitioners is located, were sold.

V

That at the time of the adoption and approval of each and all of the ordinances hereinbefore referred to and at the present time, the aforesaid Wilshire Boulevard was and is a main thoroughfare extending through a portion of the City of Los Angeles to and through large portions of the County of Los Angeles, and from there to other cities and municipalities, and to the Pacific Ocean in the City of Santa Monica; that said boulevard was and is a main artery for a tremendous amount of automobile and vehicular traffic between the said City of Los Angeles and said other communities; that at all hours of the day and during most of the hours of the night, said boulevard is filled with traffic of every description, including automobile trucks and other vehicles engaged in commerce between said communities, and engaged in other commercial activities. That

said Wilshire Boulevard is one of the main arteries of travel of the City of Los Angeles. That said automobile traffic creates a great deal of noise, confusion and congestion along said Wilshire Boulevard where the property of [fol. 75] petitioners is situated and for long distances in either direction from said property. That there is not located along Wilshire Boulevard within one mile in either direction from said property any dwelling house, tenement, hotel, lodging or boarding house, church, private club, public or semi-public institution of any kind, railroad station or other structure or improvement permissible under B Zone, except that there is located on a lot on Wilshire Boulevard near said property an old farm house. That there are several real estate offices located along Wilshire Boulevard near said property; that on the southeast corner of Cochran Avenue and Wilshire Boulevard across the street from the property of the petitioners there is a brick store building which at the time of the passage of said zoning ordinance was occupied by a grocery store and a market; that on the south side of Wilshire Boulevard at the corner of Wilshire and Mansfield Avenue, six blocks east of the property of petitioners, there was at said time located a fruit stand; that at the intersection of La Brea Street and Wilshire Boulevard there is located a two-story brick business block; on the southeast corner of Wilshire and La Brea there is located a real estate office; that on the northeast corner of Wilshire and La Brea Streets there is located an oil station with a real estate office adjoining; that on the property of petitioners there is located a real estate office. That all of said buildings above referred to were located on said property at the time said zoning ordinance went into effect, except the brick building on the [fol. 76] southwest corner of Wilshire and La Brea.

VI

That the property of the petitioners described in Paragraph II of said petition would have a market value of from 100 per cent to 200 per cent greater than it now has if said property could be used for business purposes.

That as to the property fronting on said Wilshire Boulevard which is restricted against use for business purposes by deed, the effect of placing property of petitioners and other property unrestricted by deed along Wilshire Boule-

vard in Zone C would be to depreciate the market value of said property so long as said deed restriction should remain in effect.

VII

That under the provisions of said ordinance, the property fronting on said Wilshire Boulevard at the intersection of what is known as La Brea Avenue and on either side thereof for a distance of one block, has been selected, designated and placed within what in said ordinance is referred to as a "C Zone" district, wherein may be constructed buildings and structures for business purposes; that the property of the said petitioners is located in a tract which adjoins said property so placed, as aforesaid in said C Zone. That said La Brea Avenue has been dedicated as a through street from Hollywood on the north to several miles south of Wilshire Boulevard. That said La Brea [fol. 77] Avenue is improved from Hollywood on the north to three or four blocks south of Wilshire Boulevard on the south, with a paved street said pavement being about three or four miles long; and that southerly from said point said street was, at the time of the passage of the said zoning ordinance, dedicated, but that no improvement had been made thereon and that said street was at said time impassable, that the property fronting on La Brea Avenue to the north of Wilshire Boulevard for a distance of approximately two miles is almost entirely unimproved and undeveloped, and that Pico Street is a street in the City of Los Angeles running east and west approximately a mile south of Wilshire Boulevard; that the property fronting on said La Brea Street from Wilshire Boulevard to Pico Boulevard is entirely unimproved and undeveloped.

VIII

That the property of said petitioners is as well adapted to business purposes and uses as is said other property along La Brea Street.

IX

That except for a few real estate offices, none of the buildings on said Wilshire Boulevard within a mile from either direction from the property of the said petitioners are set back from the street line of said Wilshire Boulevard.

That petitioners have taken every step and means provided in said ordinance and within their power under the laws of the ordinances of the City of Los Angeles to obtain relief from the legislative body of the said City of Los Angeles, and have heretofore filed an application with the City Council of said city calling the attention of said City Council to the conditions existing upon said boulevard as herein set forth, and requesting that the said City Council, pursuant to Section 4 of said ordinance, declare an exception to the restrictions of said ordinance with respect to the property of said petitioners, and to, pursuant to the provisions of said Section 4 of said ordinance, adopt an ordinance permitting the construction and erection of a business building which the said petitioners propose to construct and erect upon their property; that said City Council, at a regular meeting thereof held on the 19th day of July, 1923, acted upon the said request of said petitioners by unanimously adopting the report of the Public Welfare Commission of the Council relative to said request, which said report is as follows:

“Your Public Welfare Committee begs to report as follows:

In the matter of the communication from A. E. Ross and Hector Zahn by Hill & Morgan, their attorneys, requesting a change of zone from B to C of the property located along Wilshire Boulevard somewhat west of the [fol. 79] intersection of La Brea Avenue and Wilshire Boulevard and easterly and westerly from Corcoran Avenue, formerly Caluenga Avenue, your committee desires to state that we believe that Wilshire Boulevard is destined to become a show street when widened and beautified as contemplated and the encroachment of business upon this boulevard is at this time unnecessary and would be a great detriment to the future residential development of this thoroughfare and we therefore recommend that the request be denied and filed.

Respectfully, Miles S. Gregory, Robt. M. Allan,
Public Welfare Committee.”

XI

That prior to the adoption of said Ordinance No. 44668, New Series, by which ordinance section a-A-56 was added to said Ordinance No. 42666, New Series, as aforesaid, making the district in which the petitioners' property is located a part of B Zone of said city, the said district where said property is located had not been zoned and no restrictions by law had been established preventing said property from being used for business purposes; that before the adoption of said ordinance No. 44668, New Series, as aforesaid, the City Planning Commission of the City of Los Angeles had drafted a map and had recommended to the said City Council of said city the adoption of said map as Part No. 7 of the zone map of said city by which said property of the said [fol. 80] petitioners and property in that vicinity was shown to be restricted against use for business; that thereupon, to-wit, on the 5th day of August, 1922, the petitioners herein and other property owners petitioned the said City Council protesting against the placing of said property fronting on said Wilshire Boulevard in Zone B; that on the 7th day of August, 1922, the said City Council of said city, at a regular meeting, considered the protest of said petitioners and others, and thereupon the following proceedings were had:

“No. 3158 (1922)

In the matter of the report of the City Planning Commission submitted to the Council at its meeting held August 7, 1922, said report being in words and figures as follows, to wit:

We transmit herewith for the approval of your Honorable body Zone Map of District No. 7.

Set for hearing at this time the same was taken up.

After said map had been explained by the Secretary Consultant of the City Planning Commission,

The President asked the Clerk if any protests had been filed.

The Clerk thereupon stated that protests had been filed by G. Allan Hancock et al. and, after same had been read by the clerk (for said protests see file 3158),

The President asked if there were any persons present desiring to be heard in support of said protests.

[fol. 81] Mr. A. W. Ross thereupon addressed the Council in support of said protests and at the conclusion of his remarks,

Mr. Mallard moved, seconded by Mr. Langdon, that the protest be sustained and the property requested in the communication be made Zone C, and the map corrected showing property from La Brea Avenue to westerly city limits on Wilshire Boulevard, C Zone.

Which motion was adopted by the following vote: Ayes, Messrs. Conaway, Langdon, Mallard, Wheeler and Pres. Criswell (5). Noes, Messrs. Allan and Sanborn (2).

After further discussion by members of the Council,

Mr. Allan moved, seconded by Mr. Langdon, that Zone Map No. 7 be referred to the Public Welfare Committee for its further consideration.

Which motion was adopted by the following vote: Ayes, Messrs. Allan, Conaway, Langdon, Mallard, Sanborn, Wheeler and Pres. Criswell (7). Noes, None.

That thereafter, to-wit, on or about the 10th day of August, 1922, at the request of G. Gordon Whitnall, Secretary Consultant, of the City Planning Commission, asking for an expression of their attitude on the zoning of Wilshire Boulevard, a communication was sent to the aforesaid City Council of the said city by Messrs. Cook & Hall, a firm of landscape architects, of the said City of Los Angeles; that a true copy of said communication is attached to the petition marked "Exhibit C"; that on or about the 14th day of August, 1922, at the request of G. Gordon Whitnall, Secretary Consultant of the City Planning Commission, a communication was sent to the City Council from the Community Development Association, a voluntary organization of said city, a true copy of which is attached to the petition and marked Exhibit D. That thereafter, to-wit, on the 17th day of August, 1922, at a regular meeting of said City Council, the following proceedings were had: "No. 3297 (1922) The Public Welfare Committee reported as follows:

"In the matter of communication from Cook & Hall, et al, protesting against the placing of Wilshire Boulevard frontage from La Brea Avenue to the westerly city limits in Zone C: We recommend that the action taken by this Council on

August 7, 1922, ordering said Wilshire Boulevard frontage placed in Zone C be reconsidered, and that the recommendation of the City Planning Commission as shown on Zone Map 7 placing said property in Zone B be approved.

Mr. Allan moved, seconded by Mr. Conaway, that the report as read be adopted.

[fol. 83] "Attorney Herbert J. Goudge representing owners of property on Wilshire Boulevard who were in favor of placing their property in Zone C thereupon addressed the Council and after remarks by members of the Council, the question being called for, the Clerk was instructed to call the roll, and upon calling the roll, the members voted as follows: Ayes, Messrs. Allan, Conaway, Langdon, Mallard, Sanborn, Sparks, Wheeler and Pres. Criswell (8). Noes, none.

The President declared the motion carried.

Mr. Conaway moved, seconded by Mr. Wheeler, that the action of the Council taken August 7, 1922, ordering certain property on Wilshire Boulevard between La Brea Avenue and the westerly city limits be placed in Zone C be reconsidered.

Which motion was adopted by the following vote: Ayes, Messrs. Allan, Conaway, Langdon, Mallard, Sanborn, Sparks, Wheeler and Pres. Criswell (8). Noes, none."

XII

That Pico Street is a street in the City of Los Angeles running east and west and traversing said city for almost its entire length and running westerly through the City of Los Angeles and a part of the county of Los Angeles to the Pacific Ocean. That said Pico Street has a double track street car line almost to Rimpau Boulevard. That said Pico Street is improved with pavement for practically its entire length, to the ocean, and is also a street on which there is a great deal of automobile traffic, but that the automobile [fol. 84] traffic on said Pico Street is not as heavy as on said Wilshire Boulevard. That said Pico Street and the property abutting thereon for a considerable distance west of Rimpau Boulevard is lower in elevation than said Wilshire Boulevard and the property abutting thereon. That west of Rimpau Boulevard there are fewer business houses and more residences fronting on Pico Street than there are fronting on Wilshire Boulevard. That included in the term

"business houses" on both Pico Street and Wilshire Boulevard are real estate offices. That said Pico Street for its entire length inside the City of Los Angeles has been placed in Zone C. That said Pico street easterly from said Rimpau Boulevard is well built up with business houses.

That Wilshire Boulevard easterly from Rimpau for a distance of approximately three miles was originally built up with high class residences. That before the adoption of said zoning ordinance a number of these residences has been converted into restaurants, lodging houses and tea rooms. That there are on said Wilshire Boulevard in the course of construction at the present time easterly on said Rimpau Boulevard four or five large apartment houses; that the Ambassador Hotel occupies a tract of land fronting on said Wilshire Boulevard about two miles east of Rimpau Boulevard, and that there are located in said Ambassador Hotel various shops and merchandising establishments; that said hotel is located several hundred feet south of said Wilshire [fol. 85] Boulevard. That on the corner of Wilshire Boulevard and Vermont Avenue, a distance of approximately two miles east of said Rimpau Boulevard, there is now in course of construction a large business block. That at the intersection of Wilshire Boulevard and Western Avenue, a distance of about one miles east of said Rimpau Boulevard, there are one brick business building and two real estate offices. That Western Avenue and Vermont Avenue aforesaid have been placed in Zone C; that Cochran Avenue on which the property of petitioners abutts is, southerly from Wilshire Boulevard, a paved and well traveled street, and that said Cochran Avenue does not extend north of said Wilshire Boulevard. That there is no car line on Wilshire Boulevard for its entire length.

That both Pico Boulevard and Wilshire Boulevard westerly from Rimpau Avenue traverse sections of the City of Los Angeles which at this time are but sparsely built up and inhabited, but which are in the course of rapid upbuilding and development. That within the last two years throughout the City of Los Angeles there has been a large amount of development and building, of all kinds.

XIII

That all the property covered by Part No. 7 of the Zone Map and the extension thereof to the city limits of the City

of Los Angeles, so far as the same has been subdivided is in the course of an extremely rapid development, and that a great many residence buildings have been and are now being [fol. 86] erected thereon, except as hereinabove in these findings stated.

XIV

That there is in the City of Los Angeles a Department of the city known as the City Planning Commission and that G. Gordon Whitnall is and has been, since the creation of said Commission in 1920 the Secretary Consultant of said Commission; that immediately upon its creation said City Planning Commission undertook a study of the entire City of Los Angeles, district by district, for the purpose of enacting a comprehensive zoning plan throughout the said City. That in each district hearings were had and the proposed zone map was posted and public hearings had; that thereafter each of said maps was considered by said City Planning Commission and presented to the City Council with the recommendation of City Planning Commission; that thereafter the Council adopted the ordinances covering the zoning of property in said City of Los Angeles, covering the districts included in said maps; that the zoning maps covering the property in question in this action were prepared and adopted and presented to the Council by the said City Planning Commission, pursuant to the above plan; that the proceedings before the City Council with respect to the zoning of the property involved in this action are such as have been heretofore in these findings set forth in full.

Respectfully submitted, Norman A. Bailey, Referee.

[fol. 87] IN SUPREME COURT OF CALIFORNIA

[Title omitted]

ORDER GRANTING HEARING—Filed May 19, 1924

By the COURT:

Respondent's petition to have the above entitled cause heard and determined by this court after judgment in the District Court of Appeal of the Second Appellate District,

Division One is granted and said cause transferred to this court for hearing and decision.

Myers C. J.; Lawlor, J.; Richards, J.; Lennon, J.;
Seawell, J.; Shenk, J.

[File endorsement omitted.]

[fol. 87a] IN SUPREME COURT OF CALIFORNIA

OPINION

The petitioners presented to this court in the first instance a petition for a writ of mandate, commanding the Board of Public Works of the City of Los Angeles to issue a permit for the construction of a business building upon the property of the petitioners, situate on the south side of Wilshire boulevard, between Cochran street and Dunsmuir avenue, in said city. Thereafter an alternative writ was issued by this court and the proceedings transferred to the District Court of Appeal, Second Appellate District, Division One, for hearing and decision. In that court, after issues joined upon the petition and the answers thereto, a referee was appointed pursuant to stipulation of all of the parties, to take testimony and return to the court his findings of fact. A transfer of the cause to this court, after hearing and determination by the Court of Appeal, brought to this Court the entire record which included the findings of the referee and they therefore will be accepted and approved by this Court as if they were returned here in the first instance.

The petition for the writ attacks two ordinances of the City of Los Angeles, viz.: Ordinance No. 42666 (New Series), amended by Ordinance No. 44668 (New Series), otherwise known as the general and comprehensive zoning ordinance of said city, and Ordinance No. 46250 (New Series), which provides for the establishment of a set-back line on Wilshire boulevard, between Bronson avenue and the West City boundary of the City of Los Angeles.

The general and comprehensive zoning ordinance, Ordinance No. 42666 (New Series), covers practically the entire area of the city's sphere of activities and is entitled, "An ordinance providing for the creation in the City of Los An-

geles of five (5) zones, consisting of various districts, and prescribing the classes of buildings, structures and improvements in said several zones and the use thereof; defining the terms used herein, prescribing the penalty for the violation of the provisions hereof, and repealing certain ordinances." The five zones were designated respectively as zones "A," "B," "C," "D," and "E." By said ordinance, it is provided that in zone "A" no building shall be erected for any other use than that of a "single-family" dwelling. It is provided that in zone "B" no building shall be erected "which is designed, arranged or intended to be occupied or used for any purpose other than dwellings, tenements, hotels," and similar uses. In zone "C" it is provided that no building shall be erected "which is designed, arranged or intended to be occupied or used for any purpose other than a store or shop for the conduct of a wholesale or retail business," [fol. 87b] and like uses. In zone "D" it is provided by the ordinance that no building shall be erected therein which is designed or intended to be occupied or used for other than variously designated trades, occupations and industries such as chlorine manufactories, glue factories, etc. In zone "E" the property may, by the provisions of the ordinance, be devoted to any lawful use.

The said general comprehensive zoning ordinance, Ordinance No. 42666 (New Series), was adopted by the city council on the 18th day of October, 1921, at which time the tract of land on which is located the property of the petitioners herein was outside of the limits of the City of Los Angeles. On February 28, 1922, by proceedings duly had, said tract was annexed to the City of Los Angeles. On the 21st day of September, 1922, the city council by an ordinance known as Ordinance No. 44668 (New Series), amended said Ordinance No. 42666 (New Series), and thereby included a considerable area lying along Wilshire boulevard and including the petitioners' property within zone "B" from which zone, as previously indicated, stores are excluded. By the same amendment the city council placed a certain region lying along La Brea avenue within zone "C," within which zone stores of various kinds are permitted.

Thereafter the petitioners filed an application with the city council requesting that the council declare an exception to the restrictions of said ordinance with respect to the property of the petitioners and adopt an ordinance permit-

ting the construction and erection of a business building by the petitioners upon their property. The request of the petitioners was referred by the city council to the public welfare commission of the council for investigation and report with the result that the commission reported that "we believe that Wilshire Boulevard is destined to become a show street when widened and beautified as contemplated and the encroachment of business upon this boulevard is at this time unnecessary and would be a great detriment to the future residential development of this thoroughfare and we therefore recommend that the request be denied and filed." This report of the public welfare commission was on July 19, 1923, unanimously adopted by the city council.

The petitioners on the 25th day of July, 1923, made application to the board of public works asking that a permit be issued allowing them to construct upon their said property on Wilshire boulevard a one-story business building. The board of public works refused to the permit upon the ground that the provisions of Ordinance No. 42666 (New Series), as amended by Ordinance No. 44668 (New Series), forbade the erection in zone "B" of that class of building for which a permit was sought and that by section 12 of said ordinance, the board of public works was forbidden to issue a permit for the erection, construction, or establishment of any building in any of the zones contrary to the provisions of said ordinance. The permit was refused upon the further ground that the plans and specifications for said building filed with the application showed that the building was not proposed to be set back a distance of fifteen feet from the street line of Wilshire boulevard as provided in Ordinance No. 46250.

In view of the conclusion which we ultimately reach concerning the validity of the ordinance prohibiting the petitioner from building a business building in the zone in question, it will not be necessary for us to decide at this time the question as to whether or not the particular set-back ordinance in question here is valid.

[fol. 87c] Two contentions are made by the petitioners against the validity of Ordinance No. 42666, known as the general and comprehensive zoning ordinance, as amended by Ordinance No. 44668, which amendment placed petitioners' property in zone "B," viz: (1) that the enactment and enforcement of an ordinance by a municipality which

divides a city into zones and prohibits the construction in certain zones upon private property of buildings for business purposes without regard to whether the particular use is a nuisance per se or may become a nuisance by reason of the location of the business or the manner and the method in which it is conducted, constitutes an unlawful exercise of the police power; and (2) that the ordinance in the instant case is unreasonable and discriminatory and contravenes the provisions of the zoning enabling act of 1917 which provides that the council, in designating the class of use to be permitted in each district, "shall give reasonable consideration, among other things, to the character of the district, its peculiar suitability for particular uses, the conservation of property values and the direction of business development in accord with a well considered plan." (Stats. 1917, p. 1419.)

[1] The first contention of petitioners was involved in the case of *Miller v. Board of Public Works*, L. A. No. 8012. That case involved the question of whether or not zoning of any character, comprehensive or otherwise, save and except for the purpose of prohibiting nuisances or "near-nuisances" was a valid exercise of the police power. That case has this day been decided and it is held therein that an enactment by a municipality of an ordinance, pursuant to a general comprehensive zoning plan, based upon considerations of public health, safety, morals or the general welfare, applied fairly and impartially, which ordinance regulates, restricts, and segregates the location of industries, the several classes of business, trade or calling and the location of apartment or tenement houses, club houses, group residences, two-family dwellings and the several classes of public and semi-public buildings, is a valid exercise of the police power. See, also, *In re Opinion of Justices*, 127 N. E. 525; *State ex rel. Carter*, 196 N. W. 451; *State ex rel. Civello v. New Orleans*, 97 So. 440; *Ware v. City of Wichita*, 113 Kan. 153 [214 Pac. 99]; *City of Des Moines v. Manhattan Oil Co.*, 193 Iowa 1096 [184 N. W. 823]; *Spector v. Building Inspector of Milton*, 145 N. E. 265.)

A consideration of the findings of the referee in the instant case is necessary to a determination of the second

contention of the petitioners; i. e., that the particular ordinance in controversy is so unreasonable and discriminatory as to be beyond the purview of the police power.

The findings of the referee relative to the situation of the petitioners' property and the conditions existing upon Wilshire boulevard and the territory adjacent thereto, are as follows:

"That at the time of the adoption and approval of each and all of the ordinances hereinbefore referred to and at the present time, the aforesaid Wilshire Boulevard was and is a main thoroughfare extending through a portion of the City of Los Angeles to and through a large portions of the County of Los Angeles, and from there to other cities and municipalities, and to the Pacific Ocean in the City of Santa Monica; that said boulevard was and is a main artery for a tremendous amount of automobile and vehicular traffic between the said City of Los Angeles and said other communities; that at all hours of the day and during most of the hours of the night, said boulevard is filled with traffic of every description, including automobile trucks and other vehicles engaged in commerce between said communities, [fol. 87d] and engaged in other commercial activities. That said Wilshire Boulevard is one of the main arteries of travel of the City of Los Angeles. That said automobile traffic creates a great deal of noise, confusion and congestion along said Wilshire Boulevard where the property of petitioners is situated and for long distances in either direction from said property. That there is not located along Wilshire Boulevard within one mile in either direction from said property any dwelling house, tenement, hotel, lodging or boarding house, church, private club, public or semi-public institution of any kind, railroad station or other structure or improvement permissible under B Zone, except that there is located on a lot on Wilshire Boulevard near said property an old farm-house. That there are several real estate offices located along Wilshire Boulevard near said property; that on the southeast corner of Cochran Avenue and Wilshire Boulevard across the street from the property of the petitioners there is a brick store building which at the time of passage of said zoning ordinance was occupied by a grocery store and a market; that on the south side of Wilshire Boulevard at the corner of Wilshire and Mansfield

Avenue, six blocks east of the property of petitioners, there was at said time located a fruit stand; that at the intersection of La Brea Street and Wilshire Boulevard there is located a two-story brick business block; on the southeast corner of Wilshire and La Brea there is located a real estate office; that on the northeast corner of Wilshire and La Brea streets there is located an oil station with a real estate office adjoining; that on the property of petitioners there is located a real estate office. That all of said buildings above referred to were located on said property at the time said zoning ordinance went into effect, except the brick building on the southwest corner of Wilshire and La Brea.

"That the property of the petitioners described in Paragraph II of said petition would have a market value of from 100 per cent to 200 per cent greater than it now has if said property could be used for business purposes.

"That as to the property, fronting on said Wilshire Boulevard which is restricted against use for business purposes by deed, the effect of placing property of petitioners and other property unrestricted by deed along Wilshire Boulevard in Zone C would be to depreciate the market value of said property so long as said deed restrictions should remain in effect.

"That under the provisions of said ordinance, the property fronting on said Wilshire Boulevard at the intersection of what is known as La Brea Avenue and on either side thereof for a distance of one block, has been selected, designated and placed within what in said ordinance is referred to as a 'C zone' district, wherein may be constructed buildings and structures for business purposes; that the property of the said petitioners is located in a tract which adjoins said property so placed, as aforesaid in said C Zone. That said La Brea Avenue has been dedicated as a through street from Hollywood on the north to several miles south of Wilshire Boulevard. That said La Brea Avenue is improved from Hollywood on the north to three or four blocks south of Wilshire Boulevard on the south, with a paved street, said pavement being about three or four miles long; and that southerly from said point said street was, at that time of the passage of the said zoning ordinance, dedicated, but that no improvement had been made thereon and that said street was at said time impassable, that the property fronting on La Brea Avenue to the

north of Wilshire Boulevard for a distance of approximately two miles is almost entirely unimproved and undeveloped, and that Pico Street is a street in the City of Los Angeles running east and west approximately a mile south of Wilshire Boulevard; that the property fronting on La Brea Street from Wilshire Boulevard to Pico Boulevard is entirely unimproved and undeveloped.

"That the property of said petitioners is as well adapted to business purposes and uses as is said other property along La Brea Street.

"That except for a few real estate offices, none of the buildings on said Wilshire Boulevard within a mile from either direction from the property of the said petitioners are set back from the street line of said Wilshire Boulevard.

"That petitioners have taken every step and means provided in said ordinance and within their power under the laws of the ordinances of the City of Los Angeles to obtain relief from the legislative body of the said City of Los Angeles, and have heretofore filed an application with the City Council of said city calling the attention of said City Council to the conditions existing upon said boulevard as herein set forth, and requesting that the said City Council, pursuant to Section 4 of said ordinance, declare an exception to the restrictions of said ordinance with respect to the property of said petitioners, and to, pursuant to the provisions of said Section 4 of said ordinance, adopt an ordinance permitting the construction and erection of a business building which the said petitioners propose to construct and erect upon their property; that said City Council, at a regular meeting thereof held on the 19th day of July, 1923, acted upon the said request of said petitioners by unanimously adopting the report of the Public Welfare Commission of the Council relative to said request, which said report, is as follows: (The referee's report here quotes said committee report, which closed as follows: 'your committee desires to state that we believe that Wilshire Boulevard is destined to become a show street when widened and beautified as contemplated and the encroachment of business upon this boulevard is at this time unnecessary and would be a great detriment to the future residential development of this thoroughfare and we therefore recommend that the request be denied and filed.')"

"That prior to the adoption of said Ordinance No. 44668, New Series, by which ordinance section 2-a-56 was added to said Ordinance No. 42666, New Series, as aforesaid, making the district in which the petitioners' property is located a part of B Zone of said city, the said district where said property is located had not been zoned and no restrictions by law had been established preventing said property from being used for business purposes; that before the adoption of said Ordinance No. 44668, New Series, as aforesaid, the City Planning Commission of the City of Los Angeles had drafted a map and had recommended to the said City Council of said city the adoption of said map as Part No. 7 of the zone map of said city by which said property of the said petitioners and property in that vicinity was shown to be restricted against use for business; that thereupon, to-wit, on the 5th day of August, 1922, the petitioners herein and other property owners petitioned the said City Council protesting against the placing of said property fronting on said Wilshire Boulevard in Zone B; that on the 7th day of August, 1922, the said City Council of said city, at a regular meeting, considered the protest of said petitioners and others, and thereupon the following proceedings were had: * * * (The referee's report here sets forth those proceedings, wherein the city council sustained the protest and voted to place in Zone C the property fronting on Wilshire boulevard, from La Brea avenue to westerly city limits. [fol. 87f] But the referee's report further shows that thereafter the city council received certain communications from citizens protesting against the placing of said territory in Zone C; that on the 17th day of August, 1922, after considering said protests, the city council reconsidered its action of August 7th.)

The referee further finds:

"That Pico street is a street in the City of Los Angeles running east and west and traversing said city for almost its entire length and running westerly through the City of Los Angeles and a part of the County of Los Angeles to the Pacific Ocean. That said Pico street has a double track street car line almost to Rimpau Boulevard. That said Pico street is improved with pavement for practically its entire length, to the ocean, and is also a street on which there is a great deal of automobile traffic, but that the auto-

mobile traffic on said Pico street is not as heavy as on said Wilshire Boulevard. That said Pico street and the property abutting thereon for a considerable distance west of Rimpau Boulevard is lower in elevation than said Wilshire Boulevard and the property abutting thereon. That west of Rimpau Boulevard there are fewer business houses and more residences fronting on Pico street than there are fronting on Wilshire Boulevard. That included in the term 'business houses' on both Pico street and Wilshire Boulevard are real estate offices. That said Pico street for its entire length inside the City of Los Angeles has been placed in Zone C. That said Pico street easterly from said Rimpau Boulevard is well built up with business houses.

"That Wilshire Boulevard easterly from Rimpau for a distance of approximately three miles was originally built up with high class residences. That before the adoption of said zoning ordinance a number of these residences had been converted into restaurants, lodging houses and tea rooms. That there are on said Wilshire Boulevard in the course of construction at the present time easterly of said Rimpau Boulevard four or five large apartment houses; that the Ambassador Hotel occupies a tract of land fronting on said Wilshire Boulevard about two miles east of Rimpau Boulevard, and that there are located in said Ambassador Hotel various shops and merchandising establishments; that said hotel is located several hundred feet south of said Wilshire Boulevard. That on the corner of Wilshire Boulevard and Vermont Avenue, a distance of approximately two miles east of said Rimpau Boulevard, there is now in course of construction a large business block. That at the intersection of Wilshire Boulevard and Western Avenue, a distance of about one mile east of said Rimpau Boulevard, there are one brick business building and two real estate offices. That Western Avenue and Vermont Avenue aforesaid have been placed in Zone C; that Cochran Avenue on which the property of petitioners abuts is, southerly from Wilshire Boulevard, a paved and well traveled street, and that said Cochran Avenue does not extend north of said Wilshire Boulevard. That there is no car line on Wilshire Boulevard for its entire length.

"That both Pico Boulevard and Wilshire Boulevard westerly from Rimpau Avenue traverse sections of the City of Los Angeles which at this time are but sparsely built up

and inhabited, but which are in the course of rapid up-building and development. That within the last two years throughout the City of Los Angeles there has been a large amount of development and building, of all kinds.

"That all the property covered by Part No. 7 of the Zone [fol. 87g] Map and the extension thereof to the city limits of the City of Los Angeles, so far as the same has been subdivided is in the course of an extremely rapid development, and that a great many residence buildings have been and are now being erected thereon, except as hereinabove in these findings stated.

"That there is in the City of Los Angeles a Department of the city known as the City Planning Commission and that G. Gordon Whitnall is and has been, since the creation of said commission in 1920 the Secretary Consultant of said Commission; that immediately upon its creation said City Planning Commission undertook a study of the entire City of Los Angeles, district by district, for the purpose of enacting a comprehensive zoning plan throughout the said City. That in each district hearings were had and the proposed zone map was posted and public hearings had; that thereafter each of said maps was considered by said City Planning Commission and presented to the City Council with the recommendation of City Planning Commission; that thereafter the Council adopted the ordinances covering the zoning of property in said City of Los Angeles, covering the districts included in said maps; that the zoning maps covering the property in question in this action were prepared and adopted and presented to the Council by the said City Planning Commission, pursuant to the above plan; that the proceedings before the City Council with respect to the zoning of the property involved in this action are such as have been heretofore in these findings set forth in full."

[2] These findings of the referee do not in our opinion sustain the contention of the petitioners that the inclusion of that portion of Wilshire boulevard in which their property is situate in zone "B" was arbitrary, unreasonable and discriminatory. On the contrary, we are satisfied that the council did take into consideration the character of the boulevard and that its designation of the uses for which property fronting on Wilshire boulevard might be devoted was appropriate and proper.

Succinctly stated, the objections urged by the petitioners as showing an abuse of the discretion of the council are (1) that Wilshire boulevard is better adapted to business than to residential purposes, (2) other adjacent territory is zoned for business which is not better suited for business than is Wilshire boulevard, (3) the value of petitioners' property will be depreciated if it is retained in zone "B," (4) property devoted to business uses at the time of the adoption of the ordinance are permitted to continue, (5) the territory in which petitioners' property is situate is not an established residential district and (6) there is no natural, intrinsic or constitutional distinction between the classes of uses permitted in zone "B" and those prohibited.

[3] The findings of the referee do not show that Wilshire boulevard is better adapted for business than for residential purposes. True, the finding of the referee is that Wilshire boulevard is "a main thoroughfare extending through a portion of the City of Los Angeles to and through large portions of the County of Los Angeles, and from there to other cities and municipalities, and to the Pacific Ocean in the City of Santa Monica" and is "a main artery for a tremendous amount of automobile and vehicular traffic between the said City of Los Angeles and said other communities." This is not necessarily proof that the boulevard is fit only for business. The requirements of a traffic boulevard are that traffic shall be kept moving, whereas it is [fol. 87h] common knowledge that on business streets traffic is retarded. This naturally arises from the necessity of stopping and parking on business streets. The inevitable result would be that if Wilshire boulevard should become a business street, it would lose much of its usefulness as a main artery for traffic between Los Angeles and the neighboring cities and municipalities. The fact that there is a large volume of traffic upon Wilshire boulevard which necessarily must be productive of incidental noise and confusion is not conclusive that said boulevard is clearly unadapted to use for residential purposes of the character contemplated in zone "B." The circumstance that many very large and expensive apartment houses have already been constructed upon this boulevard is in itself substantial evidence that the boulevard is not unadapted to use for such purposes.

[fol. 4] The council in designating the class of use to be permitted in the various districts was required to consider among other things "the character of the district, its peculiar suitability for particular uses". The report of the referee that the region along said boulevard which had been included in zone "B" was largely unoccupied territory, there being within that area but one store building used for a grocery store and market erected prior to the inclusion of the tract in zone "B", and few real estate offices and one oil station, shows that the region was not unsuitable for residential purposes.

[5] Moreover, the fact, as found by the referee, that aside from the fourteen blocks along said Wilshire boulevard westerly of Rimpau street, all other subdivided frontage along said boulevard has been restricted against business by the voluntary act of the subdividers, would tend to negative petitioners' contention that Wilshire boulevard is particularly suited for business.

[6] The objection to the ordinance as unjust and discriminatory because of the fact that property in adjacent territory is included in zone "C" is not well taken. The petitioners attack the ordinance in this particular upon three grounds, (1) that property fronting on La Brae avenue, which intersects Wilshire boulevard at right angles close to petitioners' property, is zoned for business, (2) that Pico street, which runs parallel to Wilshire boulevard and through the same general territory is likewise zoned for business and (3) that Wilshire boulevard for a block on each side of La Brea avenue is zoned for business. We are of the opinion that the placing of these properties in zone "C" is supported by valid reasons. With reference to the contention that it was unreasonable to zone La Brea avenue for business uses and Wilshire boulevard for residential uses, it appears from the report of the referee that at convenient intervals along Wilshire boulevard, streets intersecting Wilshire boulevard at right angles have been zoned for business. Thus Vermont avenue, which is approximately three miles from La Brea avenue and Western avenue which is approximately two miles from La Brea avenue, have been zoned to business uses. This was done in order to serve the business needs of the adjacent residen-

tial territory. It was therefore but natural and logical in the carrying out of a harmonious plan that the council should zone La Brea avenue for business purposes since it was a main thoroughfare crossing Wilshire boulevard at right angles and was approximately two miles from Western avenue. There was thus provided at convenient and reasonable intervals adequate and convenient business districts "to serve the reasonably immediate needs of each particular neighborhood." (*Ware v. City of Wichita*, *supra*.)

[fol. 87i] As to the contention that discrimination was shown by the council in placing Pico street in zone "C", the findings of the referee show that Pico street is well adapted for business for the reason that it runs through a lower and less attractive territory than Wilshire boulevard and is served by a double street car line.

It is apparent that the reason for the inclusion of two blocks in Wilshire boulevard where La Brea avenue intersects it in zone "C" was to avoid a situation which would otherwise have resulted of placing business property and residential property within the same block. In short, it was thus zoned in order that residential uses on Wilshire boulevard would not be forced to abut upon business uses on La Brea avenue.

In this situation it may not be said that the ordinance is void for the reason that petitioners' property is zoned for residential uses whereas business structures are permitted in other localities within the city similarly circumstanced as the property of the petitioners. As was said in *Brown v. City of Los Angeles*, 183 Cal. 783,

"The mere fact that outside of the * district there was other property similar in nature and character would not justify the court upon ascertaining that fact to substitute its judgment for the legislative judgment. The boundary line of a district must always be more or less arbitrary, for the property on one side of the line cannot, in the nature of things, be very different from that immediately on the other side of the line." (See also *Hadacheck v. Los Angeles*, 165 Cal. 416.)

Thus viewed, the ordinance in the instant case is not an arbitrary attempt of the city authorities to discriminate between the uses of property in one territory and the use of property permitted in another of similar description,

but on the contrary, the districts created by the ordinance and its various amendments appear to be established by a rational general rule.

[7] The fact that the inclusion of the petitioners' property in zone "B" rather than in zone "C" depreciates its value is not of controlling significance. Every exercise of the police power is apt to affect adversely the property interest of somebody. (*Spector v. Building Inspector of Milton*, 145 N. E. 265, 267.) The provisions of the enabling act concerning the conservation of property values have reference to the property value in the district as a whole and not to any particular piece of property. It is to be noted in this behalf that the finding of the referee is that the value of other property along Wilshire boulevard which has been restricted against uses for business purposes by deed will be depreciated if the tract of land in which petitioners' property is located be included in zone "C".

[8] As to the objection that the ordinance was not retrospective but permitted the continuance of existing uses, it will suffice to say that for the purpose of zoning it is not necessary that existing uses shall be removed. (*Spector v. Building Inspector of Milton*, *supra*.) The ordinance was enacted with the purpose of directing the present and future development of the city and no attempt was made to remold its past development. To have required, preliminarily to an enactment for future development, that all past development, not in harmony therewith, should be removed might be impractical. That the council did not attempt such a task has no tendency to show discrimination against property to be developed in the future.

[9] The power of the city council to zone is not limited in our opinion to the protection of established districts. To [fol. 87j] so hold would be to defeat in a large measure the very purpose of zoning which is to control future development in the best interest of the city. Zoning in its best sense looks not only backward to protect districts already established but forward to aid in the development of new districts according to a comprehensive plan having as its basis the welfare of the city as a whole.

[10] With reference to the contention that the class of uses permitted in zone "B" is based upon no intrinsic,

natural or constitutional distinction, it will suffice to say that there is an obvious distinction between the type of buildings which the ordinance permits to be erected in zone "B" and a business block which is not permitted in said zone. It is apparent that zone "B" provides for what may, in a manner of speaking, be called a quasi residential district the character of which is not destroyed by the mere fact that the occupants of the residences permitted therein may keep offices for the transaction of professional businesses in their homes. Such classification of uses is not inherently discriminatory and the creation of and the necessity for such classification is a matter largely within the legislative judgment of the city council.

Incidentally the point is made in opposition to the writ to the effect that the provisions of the ordinance in question purporting to authorize and empower the city council upon request of a property owner within a given zone to except his property from the operation of the ordinance as applied to that zone is unreasonable, discriminatory and makes provision for arbitrary action, without laying down any rule for the guidance or determination of the council's action. We do not deem it necessary to decide this question for the reason that the provision referred to is clearly severable from the other provisions of the general ordinance and if that provision should be held to be invalid, such holding would leave the remainder of the ordinance unimpaired.

It is not claimed that the council in arriving at the result which it did in the enactment of the ordinance in question acted unfairly or without due deliberation and without notice to all who might be interested in the subject matter of the ordinance. It will be noted, as previously indicated, that the findings show that upon the creation of the city planning commission of the City of Los Angeles, a study was undertaken by the commission of the entire city, district by district, for the purpose of the enactment by the city council of a comprehensive zoning ordinance; that the maps of the proposed zones were posted and public hearings had; that such zone maps after due consideration were presented to the city council with the recommendation of the city planning commission; that in the instant case the petitioners were given an opportunity to be heard before the city council; and that the inclusion in zone "B" of the

territory in which petitioners' property is located was made upon the recommendation of the public welfare commission of the city council, to whom the protest of the petitioners had been referred for investigation.

[11] That the zoning plan as adopted was fairly conceived and consummated is not questioned nor is it claimed that the manner and method of including and excluding certain properties therein and therefrom was arbitrary. And it not appearing, *prima facie*, from the undisputed and admitted facts that the ordinance in its application and its consequences is unreasonable, we are foreclosed from substituting our judgment for the legislative judgment that the [fol. 87k] purpose and perfection of the ordinance in question had reasonable relation to the general welfare of the community. (*Des Moines v. Manhattan Oil Co.*, 193 Iowa 1096, 184 N. W. 823.) [12] It must be conceded that where a given situation admittedly presents a proper field for the exercise of the police power the extent of its invocation and application is a matter which lies *very* largely in legislative discretion, (*Carter v. Harper*, 182 Wis. 148), and we are well satisfied that the weight of authority dealing with the subject of zoning may now be regarded as establishing that "every intendment is to be made in favor of zoning ordinances, and courts will not, except in clear cases, interfere with the exercise of the power thus manifested." (See *Building Inspector of Lowell v. Stocklosa* [Mass.] 145 N. E. 262; *Dobbins v. Los Angeles*, 195 U. S. 223). In *Miller v. Board of Public Works*, *supra*, it was said:

"the courts are loathe to substitute their judgment as to the necessity for a particular enactment for the legislative judgment as to the need of such an enactment with reference to the exercise of the police power. A large discretion is vested in the legislative branch of the government with reference to the exercise of the police power. Every intendment is to be indulged by the courts in favor of the validity of its exercise and unless the measure is clearly oppressive it will be deemed to be within the purview of that power. It is only when it is palpable that the measure in controversy has no real or substantial relation to the public health, safety, morals or general welfare that it will be nullified by the courts."

It follows from what has been said, based upon the unchallenged and undisputed facts of the instant case, that the ordinance in controversy cannot be held to be an unreasonable and discriminatory exercise of the police power and that it must be held to be a valid enactment.

The writ is denied.

Lennon, J.

We concur: Lawlor, J.; Richards, J.; Myers, C. J.; Shenk, J.; Seawell, J.; Waste, J.

[fol. 88] IN SUPREME COURT OF CALIFORNIA

In Bank

[Title omitted]

ORDER DENYING PETITION FOR REHEARING—Filed March 27, 1925

Rehearing denied March 26, 1925. (All Concur.)

Myers, C. J.

[File endorsement omitted.]

[fol. 89] IN SUPREME COURT OF CALIFORNIA

[Title omitted]

DOCKET ENTRIES

1923.

Aug. 7. Filed petition for writ of mandate and P. & A. 4 L. A. 750.

“ 9. Alternative writ to issue, returnable before Second District Court, Div. one, Monday Aug. 27/23.

“ 11. Alternative writ of mandate issued.

Aug. 20. Writ returned with *proff* of service.

“ 27. Filed no. of mo. to strike and demurrer.

“ 27. Ordered resps. 2 days; appts. 2 days to file briefs on motion to strike. Respondent granted 5 days to file return.

- Aug. 30. Filed P. & A. in support of respondent's motion to strike.
- " 30. Filed Petitioner's P. & A. in support of Petition.
- " 30. " petitioner's P. & A. on motion to strike.
- Oct. 4. Demurrer to petition overruled; motion to strike denied; respondent granted 5 days to serve and file return to writ; cause ordered on calendar Oct. 22, 1923.
- Oct. 10. Filed answer to petition.
- " 22. Norman A. Bailie appointed referee to take and report testimony.
- " 22. Hearing continued to Oct. 29, 1923.
- " 29. Filed Reporter's Transcript of Testimony. Findings of Referee.
- Nov. 7. Filed Petitioner's opening brief.
- " 30. Filed respondent's brief.
- Dec. 15. Filed petitioner's reply brief.

1924.

- Jan. 4. Cause submitted.
- Mar. 20. Let the peremptory writ issue. Conrey, P. J.
We concur: Houser, J., Curtis, J.
- April 19. Filed petition for hearing, Resp's. (Due 5-19-24) 18 L. A. D. H. H. 18 L. A.
- " 26. Filed answer to petition.
- May 19. Hearing granted.
- [fol. 90]
- July 1. Ordered on Bank calendar at L. A. July 23, 1924.
- " 19. Filed petitioner's opening brief—printed (in lieu of typed previously filed.) 21 L. A.
- " 19. Filed do. do. reply do. 21 L. A.
- " 23. Resp. granted 30 days and petitioner 15 days to file additional brief; cause then to be submitted.
- Aug. 23. Filed Respondent's brief on hearing. 21 L. A.
- Sept. 5. " petitioner's reply to respondent's brief 21 L. A.
- Oct. 6. Matter (mandamus) submitted.

1925.

- Feb. 27. The Writ is denied. Lennon, J. We concur:
Lawlor, J., Richards, J., Myers C. J., Shenk, J.,
Seawell, J., Waste, J.
- Mar. 17. Filed petition for rehearing Petr's. (Due.
3/29/25) 21 L. A. 250.
- “ 27. Rehearing denied.
- “ 24. Filed answer to petition. 21 L. A.
- June 18. Filed petition for writ of error. 4 L. A.
- “ 18. “ order allowing writ and fixing bond. 4
L. A.
- “ 18. “ undertaking for costs. 4 L. A.
- “ 18. “ assignment of errors and prayer for
reversal. 4 L. A.
- “ 18. “ writ. 4 L. A.
- “ 18. “ citation. 4 L. A.
- July 13. “ praeipe. 4 L. A.

[fol. 91]

Original

IN SUPREME COURT OF CALIFORNIA

[Title omitted]

PETITION FOR WRIT OF ERROR—Filed June 18, 1925

Considering themselves aggrieved by the final judgment and decree of the Supreme Court of the State of California rendered against them in the above entitled cause, (a rehearing in bank of said cause by the Supreme Court of the State of California having, upon application therefor by them, been denied, and said judgment and decree being that of the court of last resort in the State of California) as will more fully appear from the assignment of errors exhibited herewith, the petitioners in said cause, and each and all and every of said petitioners, hereby pray that a Writ of Error may issue and that they may be allowed to bring up for review before the Supreme Court of the United States,

the judgment and decree of said Supreme Court of the State of California in the above entitled cause.

Hill & Morgan, By A. F. Hill, Attorneys for Petitioners.

Dated June 18th, 1925.

[fol. 91a] [File endorsement omitted.]

[fol. 92] Original

IN SUPREME COURT OF CALIFORNIA

[Title omitted]

ORDER ALLOWING WRIT OF ERROR—Filed June 18, 1925

Upon reading the foregoing petition of the petitioners in the above entitled cause, it is ordered that a writ of error issue, as therein prayed, upon the execution by said petitioners of a bond for costs to the respondents, Board of Public Works of the City of Los Angeles, a Municipal Corporation, Charles H. Treat, Hugh J. McGuire and E. J. Delory, members thereof, in the sum of \$1,000.00.

Dated this 18th day of June, 1925.

Myers, Chief Justice of the Supreme Court of the State of California.

[fol. 92a] [File endorsement omitted.]

[fol. 93] IN SUPREME COURT OF CALIFORNIA

[Title omitted]

ASSIGNMENTS OF ERROR—Filed June 18, 1925

Now come the above named plaintiffs in error in the above entitled cause and file herewith their petition for Writ of Error, and say that there are errors in the records and proceedings in the above entitled cause in the Supreme Court of the State of California, the court of last

resort in said state, in said cause, and for the purpose of having the same reviewed in the Supreme Court of the United States, make the following assignment of errors:

I

That the Supreme Court of the State of California erred in refusing to grant a Writ of Mandate directed to the defendants in error herein, requiring them to issue to the plaintiffs in error, a certain permit for the erection of a building upon certain property, as prayed in the petition for the sale by plaintiffs in error.

II

That the Supreme Court of the State of California erred in holding and deciding that plaintiffs in error were not entitled to said Writ of Mandate as prayed for in its petition.

[fol. 94]

III

That the Supreme Court of the State of California erred in reversing the decision and judgment of the District Court of Appeal, State of California, Second Appellate District, Division L, which said District Court of Appeal granted and allowed said Writ of Mandate, as prayed for in petitioners' petition therefor, originally filed in said Supreme Court of the State of California, but subsequently referred to said District Court of Appeal for a decision, which decision was as aforesaid.

IV

That the said Supreme Court of the State of California erred in holding and deciding in the case of *Miller v. Board of Public Works*, L. A. No. 8012, which decision was incorporated in said decision against your plaintiffs in error herein complained of, and decided at the same time, and in holding and deciding herein that the provisions of Ordinance No. 42666 (N. S.) of the City of Los Angeles, as amended by Ordinance No. 44668 (N. S.) of said City were and are valid exercises of the police power and were and are constitutional and were not in violation of the provisions of the Constitution of the United States prohibiting the taking of property without due process of law, and were not violative of the 14th Amendment to the Constitution of the United States, and were not obnoxious to any

provision of the State or Federal Constitutions and in particular to the 14th Amendment to the Constitution of the United States.

V

That the Supreme Court of the State of California erred in holding and deciding that under the findings of the Referee the restrictions and prohibitions placed upon the property of plaintiffs in error by said Ordinances were reasonable and not discriminatory, and were under the particular facts and findings aforesaid, a valid exercise of the [fol. 95] police power, and were and are constitutional and not in violation of the Constitution of the State of California and of the Constitution of the United States and in particular the 14th Amendment thereto, and that said restrictions and prohibitions did not discriminate against the plaintiffs in error and did not deny to these plaintiffs in error the equal protection of the law contrary to the provisions of the 14th Amendment to the Constitution of the United States.

VI

That said Supreme Court of the State of California erred in holding and deciding that the findings of the Referee and undisputed facts in the case supported the conclusion and established that said Ordinances as to the property of plaintiffs in error were reasonable and not discriminatory.

VII

That said Supreme Court of the State of California erred in not holding and deciding that Ordinance No. 46250 (N. S.) of said City of Los Angeles providing for the establishment of a set-back line on Wilshire Boulevard between Bronson Avenue and the west city boundary of the City of Los Angeles and requiring that buildings erected upon such street within the limits defined be erected 15 feet from the street line thereof was unconstitutional and void and violative of the provisions of the 14th Amendment to the Constitution of the United States.

VIII

That said Supreme Court of the State of California erred in holding and deciding that said Ordinances, Ordi-

nance No. 42666 (N. S.) and Ordinance No. 44668 (N. S.) aforesaid, were reasonably necessary for the protection of the public welfare.

IX

That said Supreme Court of the State of California [fol. 96] erred in holding and deciding that the police power may be exercised in the manner prescribed by said Ordinances for the protection of the civic and social values of the American home.

X

That said Supreme Court of the State of California erred in deciding and holding that the police power of a municipality or other public corporation may be exercised to control and regulate the future development of property within the limits of such municipality or other public corporation.

For the errors aforesaid these plaintiffs in error pray that the final judgment of the Supreme Court of the State of California, made and rendered in said cause on the 27th day of February, 1925, (a rehearing having been denied in said cause by said Supreme Court of the State of California on the 27th day of March, 1925), and which thereafter became final on the 28th day of March, 1925, be reversed and a judgment rendered in favor of said plaintiffs in error and for costs.

Alfred J. Hill, Hill & Morgan, Attorneys for Plaintiffs in Error.

[fol. 96a] [File endorsement omitted.]

[fol. 97] IN SUPREME COURT OF CALIFORNIA

WRIT OF ERROR—Filed June 18, 1925

The President of the United States of America to the Honorable Judges of the Supreme Court of the State of California:

Because in the record and proceedings, as also in the rendition of a judgment in a plea which is in the said court

before you, being the highest court of law or equity in the said state in which a decision could be had between Hector N. Zahn and A. W. Ross, as petitioners, and Board of Public Works of the city of Los Angeles, a municipal corporation, Charles H. Treat, Hugh McGuire and E. J. Delorey, members thereof, as respondents, wherein was drawn in question the validity of a treaty of, or a statute of, or an authority exercised under the United States, and the decisions were against their validity; or wherein was drawn in question the validity of a statute of, or an authority exercised under said state, on the ground of their being repugnant to the Constitution, treaties or laws of the United States, and the decision was in favor of such their validity; or wherein was drawn in question the construction of a [fol. 98] clause of the Constitution or of a treaty, or a statute of, or commission held under the United States, and the decision was against the title, right, privilege or exemption specially set up or claimed under such clause of said Constitution, treaty, statute or commission; a manifest error hath happened, to the great damage of said Hector N. Zahn and A. W. Ross, as by their petition appears: We being willing that error, if any hath been done, should be corrected, and full and speedy justice be done to the parties aforesaid in this behalf, do command you, if judgment be therein given, that under your seal, distinctly and openly, you send the record and proceedings aforesaid, with all things concerning the same, to the Supreme Court of the United States, together with this Writ, so that you have the same in the Supreme Court at Washington, within sixty days from the date hereof, that the record and proceedings aforesaid being inspected, the said Supreme Court may cause further to be done therein to correct that error, what of right, and according to the laws and customs of the United States, should be done.

Witness the Honorable William H. Taft, Chief Justice of the United States, the 17th day of June, in the year of our Lord, one thousand nine hundred and twenty-five.

Chas. N. Williams, Clerk of the District Court of the United States, Southern District of California. R. S. Zimmerman, Deputy. (Seal of the U. S. District Court, Southern Dist. of California.)

Allowed this 18th day of June, 1925. Myers, Chief Justice of the Supreme Court of the State of California.

[fol. 98a] [File endorsement omitted.]

[fols. 99-101a] Bond on writ of error for \$1,000, approved and filed June 18, 1925, omitted in printing.

[fols. 102-104a] Citation, in usual form, showing service on Jess E. Stephens and Lucius P. Green, filed June 18, 1925, omitted in printing.

[fol. 105] Clerk's certificate to transcript of record from Supreme Court omitted in printing.

[fol. 106] IN SUPREME COURT OF THE UNITED STATES

STATEMENT OF POINTS TO BE RELIED UPON AND DESIGNATION
BY PLAINTIFFS IN ERROR OF PARTS OF RECORD TO BE
PRINTED, WITH PROOF OF SERVICE—Filed August 24, 1925

1. That the provisions of Ordinance Number 42,666 (N S.) of the City of Los Angeles as amended by Ordinance Number 44,668 (N. S.) of said City, were and are in violation of the provisions of the Constitution of the United States prohibiting the taking of property without due process of law, and were and are violative of and obnoxious to the 14th Amendment to the Constitution of the United States.

2. That the enactment of these ordinances dividing the city into zones and restricting private property therein against the construction or use of buildings for business purposes without regard to the character and nature of the business or the manner in which it is conducted or located is an unlawful exercise of the police power and a taking of property without due process of law and a violation of the [fol. 107] 14th Amendment to the Constitution of the United States.

3. Assuming the right of a municipality in the exercise of its police power to enact zoning ordinances, the particular

ordinances in question are unreasonable restrictions upon the plaintiffs in error and their property under the particular facts and circumstances shown in the findings of the referee, and contravene the provisions of the 14th Amendment to the Constitution of the United States.

4. That said ordinances further violate the aforesaid provisions of the Constitution of the United States in that they are unjust and discriminatory and impose an undue burden upon the plaintiffs in error, while conferring special privileges and giving special advantages to owners of other property similarly situated and located.

5. That said ordinances are further in violation of said 14th Amendment to the Constitution of the United States in that said ordinances purport to confer upon the City Council of said City of Los Angeles, the right to grant immunity from the provisions thereof at any time and in its discretion.

6. That Ordinance No. 46,250 (N. S.) of the City of Los Angeles, being the so-called "Set Back Ordinance" is not a valid exercise of the police power of the City of Los Angeles and is in violation of the provisions of the Constitution of the United States, and in particular the 14th Amendment thereof, in that the provisions of said ordinance constitute a taking of the property of the plaintiffs in error without due process of law, and further with reference to the property of the plaintiffs in error said ordinance is unreasonable, unjust and discriminatory, being wholly unnecessary for the preservation of the public peace, health, morals comfort or [fol. 108] welfare of the people of the City of Los Angeles, or any portion thereof.

7. That the Supreme Court of the State of California erred in holding and deciding that said ordinances were valid exercises of the police power and that said ordinances were reasonable with respect to plaintiffs in error and their property and that said ordinances were not discriminatory, unjust and wholly lacking in uniformity with respect to plaintiffs in error and their property, and were not violative of the 14th Amendment to the Constitution of the United States, and that the said Supreme Court of the State of California erred in refusing to grant to plaintiffs in error, a writ of mandamus as prayed for in the complaint and petition of plaintiffs in error.

Statement of the Parts of the Record Necessary for Consideration by the Court

Plaintiffs in error hereby specify the particular portions and parts of the record necessary in the opinion of plaintiffs in error for the consideration of the court:

1. Petition for Writ of Mandate.
2. Order for alternative Writ of Mandate.
3. Alternative Writ of Mandate.
4. Affidavit of Service of Alternative Writ of Mandate.
5. Answer of respondents to petition for Writ of Mandate.
6. Findings of the Referee.
7. Order granting hearing in Supreme Court after judgment in District Court of Appeal of the State of California, Division 1.
8. Opinion and judgment of the Supreme Court of the State of California herein.
- [fols. 109 & 110] 9. Order of said Supreme Court denying rehearing.
10. Remittitur of Supreme Court of the State of California.
11. Register of Actions herein.
12. Petition for Writ of Error.
13. Order allowing writ and fixing bond.
14. Assignment of errors and prayer for reversal.
15. Writ of Error.
16. Undertaking for costs on petition for Writ of Error.
17. Citation.

Alfred J. Hill, Attorney for Plaintiffs in Error.

Dated this 18th day of August, 1925.

[fol. 111] [File endorsement omitted.]

Endorsed on cover: File No. 31,398. California Supreme Court. Term No. 675. Hector N. Zahn and A. W. Ross, plaintiffs in error, vs. Board of Public Works of the City of Los Angeles, Charles H. Treat, Hugh McGuire, and E. J. Delorey, etc. Filed August 13th, 1925. File No. 31,398.